

Offices To Let

729 sq.ft (67.68sq.m)

**1ST & 2ND FLOOR OFFICES
11 PENN ROAD
BEACONSFIELD
BUCKS HP9 2PD**

Location

Located on Penn Road in the centre of Beaconsfield New Town. The office is located near Warwick Road public car park and Waitrose Supermarket.

Beaconsfield train station is a few hundred yards away, which gives access to both London Marylebone and Birmingham Snow Hill train stations.

Description

The property consists of both 1st and 2nd Floor accommodation with its own dedicated entrance from Penn Road. The accommodation provides individual office space as follows:

1 st Floor Offices	44.75sq.m	482sq.ft
2 nd Floor Offices	<u>22.93sq.m</u>	<u>247sq.ft</u>
	67.68sq.m	729sq.ft

The property includes:

- Male and female toilets
- Intruder Alarm
- Category II lighting
- Large storage room
- Kitchenette
- Central heating

Terms

New FRI Lease for a term subject to negotiation.

Rental Price

£12,000 per annum exclusive

EPC

An Energy Performance Certificate is available on request or by visiting www.epcregister.com;
Certificate No 0408-2595-3330-6690-9803



Rates

Rateable Value 2010: £13,000
Estimated Rates Payable: £5,630 per annum
This information should be verified with the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs

Viewing

Strictly by prior appointment with sole agent:

Stuart Rider
Jaggard Baker
Tel: 01494 689617
Email: scr@jagbak.co.uk

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VAT

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