

Offices To Let

MODERN 1ST FLOOR OFFICES

555sq.ft (51sq.m) to 1,060sq.ft (98sq.m)

**BEACON HOUSE,
WARWICK ROAD
BEACONSFIELD
BUCKS HP9 1PF**

Location

Located in the heart of Beaconsfield New Town. The office is located near Waitrose, Jungs, HSBC Bank and other retailers. Beaconsfield Train Station is a few hundred yards away, giving access to London Marylebone (less than 35 minutes) and Birmingham Snow Hill. The M40 Motorway is 2 miles to the south giving access to the M25 (7miles), M4 (12 Miles) and M3 (19 Miles)

Description

1st Floor office suite with direct access off Warwick Road which benefits from:

- Category II lighting
- Video entry system
- 1 parking space
- Separate Male/Female toilets
- Kitchen

Left hand suite	555 sq.ft	51 sq.m
Right hand suite	505 sq.ft	47 sq.m

Terms

The premises are available in part or whole by way of a new lease for a term to be agreed.

Rent

On application.

EPC

An Energy Performance Certificate is available on request or by visiting www.epcregister.com Certificate No. 9190-3083-0995-0401-7191



Business Rates

Rateable Value (2010):	£13,500
Est. Rates Payable (2011-12):	£5,850

Interested parties are advised to make their own enquiries.

Legal Costs

Each party to bear their own legal costs

Viewing

By appointment through joint sole agents:

Greg Rowland Jaggard Baker Tel: 01494 689613 Email: gjr@jagbak.co.uk	Nick Ball Philip Marsh Collins Deung Tel: 01494 680000 Email: nick@squaremetre.com
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VAT

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