

Offices To Let

FLEXIBLE LEASE AVAILABLE

982 sq.ft (91 sq.m)

**1st & 2nd FLOOR OFFICES
5 BURKES PARADE
BEACONSFIELD
BUCKS
HP9 1NN**

Location

The premises are located in the centre of Beaconsfield on the High Street within a minutes walk of the train station, with links to London Marylebone & Birmingham Snow Hill. Retailers close by include Boots, White Stuff, Lakes and Costa Coffee.

Description

The premises consist of offices to the 1st and 2nd floor with a dedicated entrance and 2 parking spaces, providing the following accommodation:

First Floor Offices	480sq.ft	45.0sq.m
Second Floor Offices	<u>504sq.ft</u>	<u>46.2sq.m</u>
Total	984sq.ft	91.2sq.m

Lease

12 month Licence available.

Rental

£5,000 per annum

Business Rates

Rateable Value (2010)	£12,000
Rates Payable (2011-12)	£ 5,200



Legal Costs

Each party to bear their own legal costs

Viewing

By appointment with sole agents:

Greg Rowland
Jaggard Baker
Tel: 01494 689613
Email: gjr@jagbak.co.uk

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VAT

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