

# Office To Let

## 1<sup>ST</sup> & 2<sup>ND</sup> Floor Office in Beaconsfield New Town

### 11 Penn Road, Beaconsfield, Buckinghamshire, 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:

1st Floor Offices 44.75sq.m 482sq.ft  
2nd Floor Offices 22.93sq.m 247sq.ft &  
67.68sq.m 729sq.ft

#### Terms

A new flexible effective FRI lease is available directly from the landlord on terms to be agreed.

#### Rental Price

£15,000 per annum exclusive

#### EPC

The EPC rating for the offices is Grade D – 88

27<sup>th</sup> February 2020

#### Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



#### Availability

The property will be available Q2 2020

#### Rates

Rateable Value 2020: £10,500  
Information on rates payable should be verified with the Local Authority, South Bucks District Council.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing

Strictly by prior appointment with sole agent:  
Jack Carroll on 01494 689617 or 07736 923569  
[jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk)

**Tel: 01494 677755**

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