

# SIGNATURE HOUSE

FULLY FITTED OFFICES TO LET IN BEACONSFIELD  
4,124 - 10,188 Sq Ft





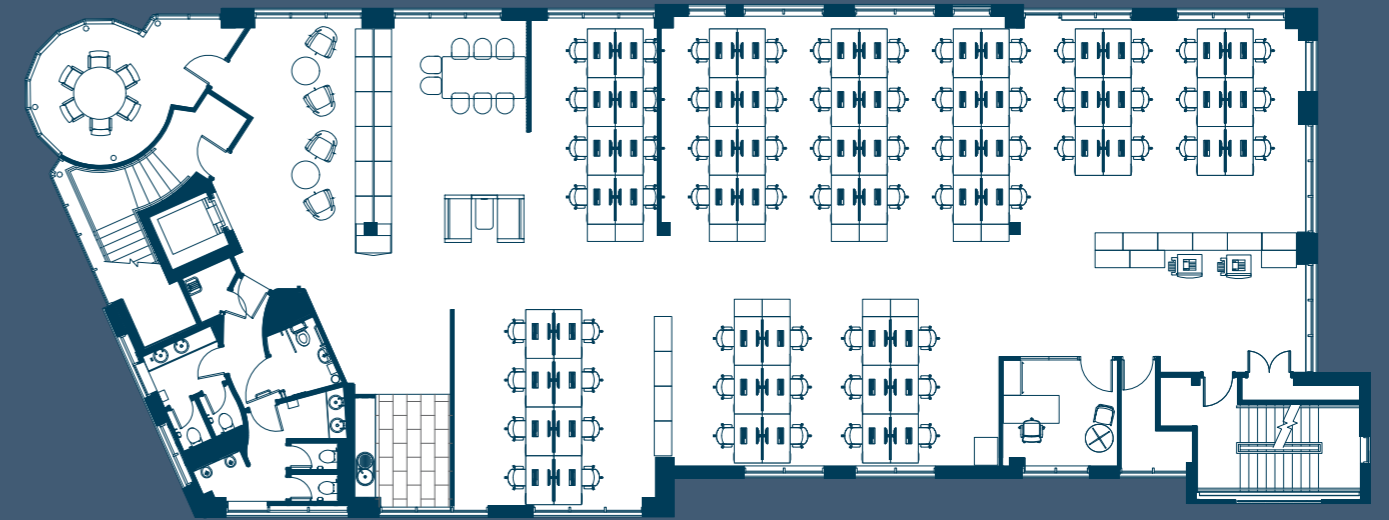
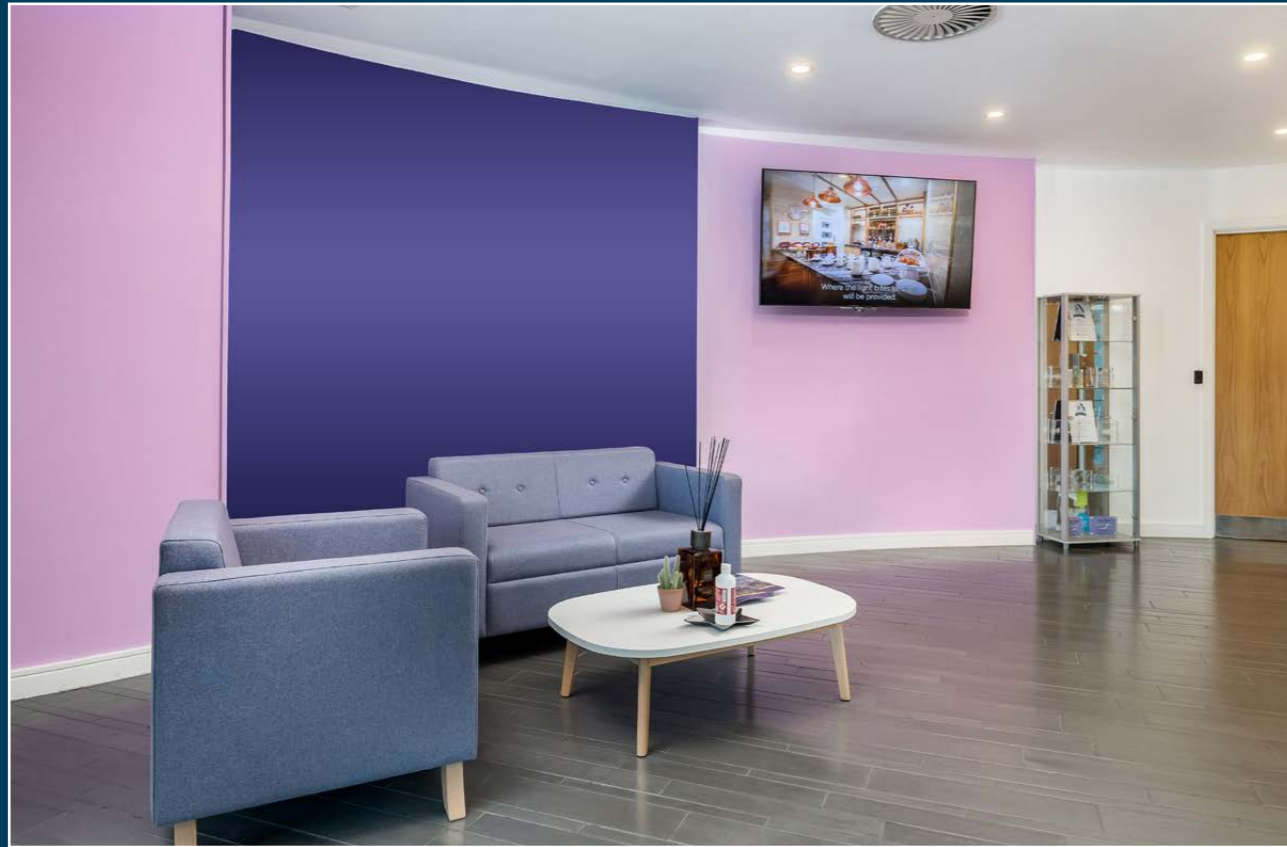
## *Description*

Signature House is a rare opportunity to lease a large self-contained building as a whole or in part providing fully fitted good quality office accommodation over ground and two upper floors

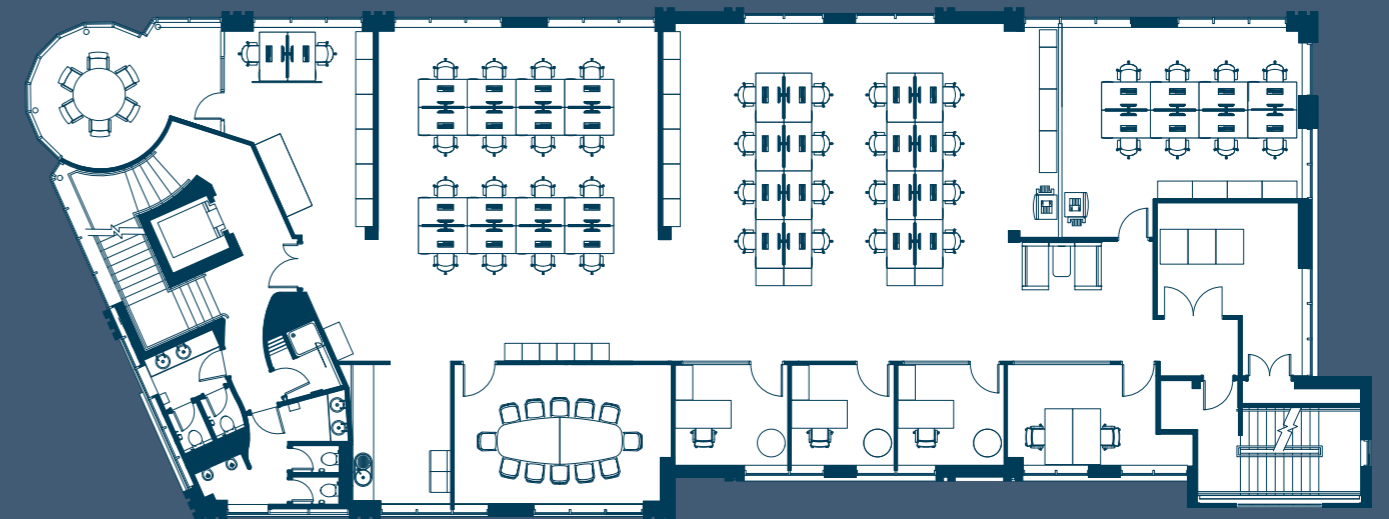
This property is located in the heart of Beaconsfield new town, an affluent market town in the Chilterns with excellent transport links via both road and rail networks.



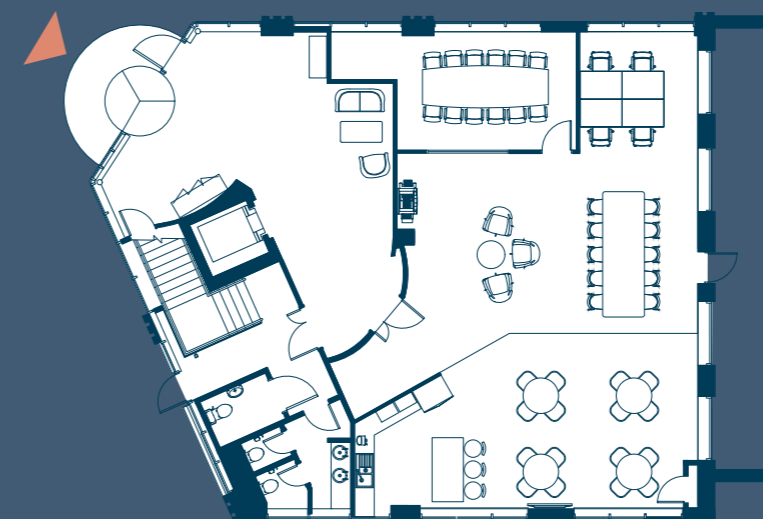
# Accommodation



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

The entire building (or whole upper floors) is available for immediate occupation.

Ground Floor Reception	450	sq ft
Ground Floor Office	1,362	sq ft
First Floor Office	4,124	sq ft
Second Floor Office	4,252	sq ft
<b>Total</b>	<b>10,188</b>	<b>sq ft</b>



Layout plans are only for guidance purposes







# *Particulars* **PARTICULARS**

## **SERVICE CHARGE**

A service charge will be applicable which covers items such as security, window cleaning and general maintenance. A full list of services provided is available upon request.

## **RENT**

Available on application.

## **TENURE & TERMS**

Available on a sub lease for a term until December 2028 or longer by separate negotiation.

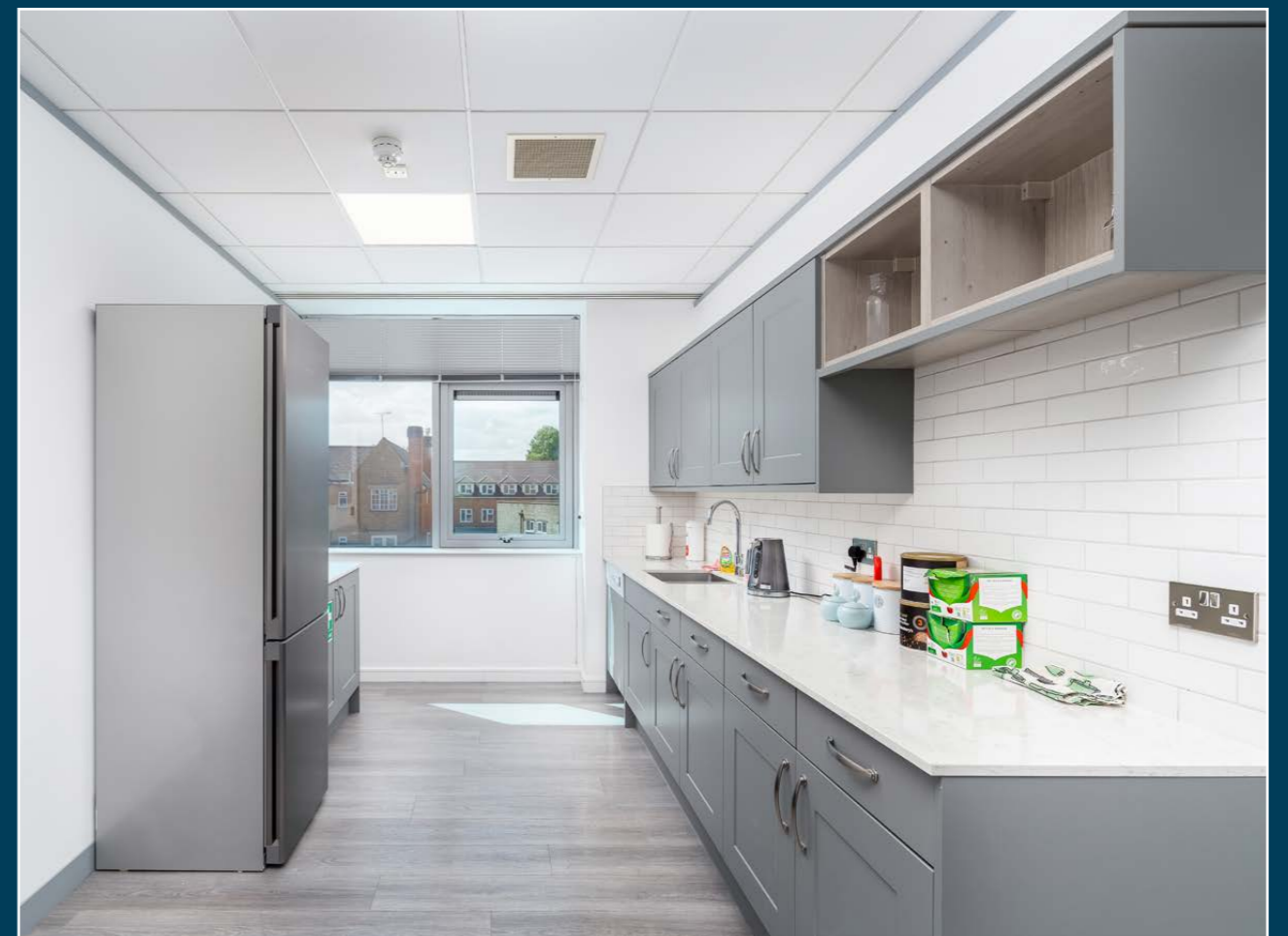
## **LEGAL COSTS**

Each party to bear their own professional costs in this transaction.

## **RATES**

Interested parties are advised to make their own enquiries to the Business Rates Department of Beaconsfield Town Council:  
Telephone 01494 675173

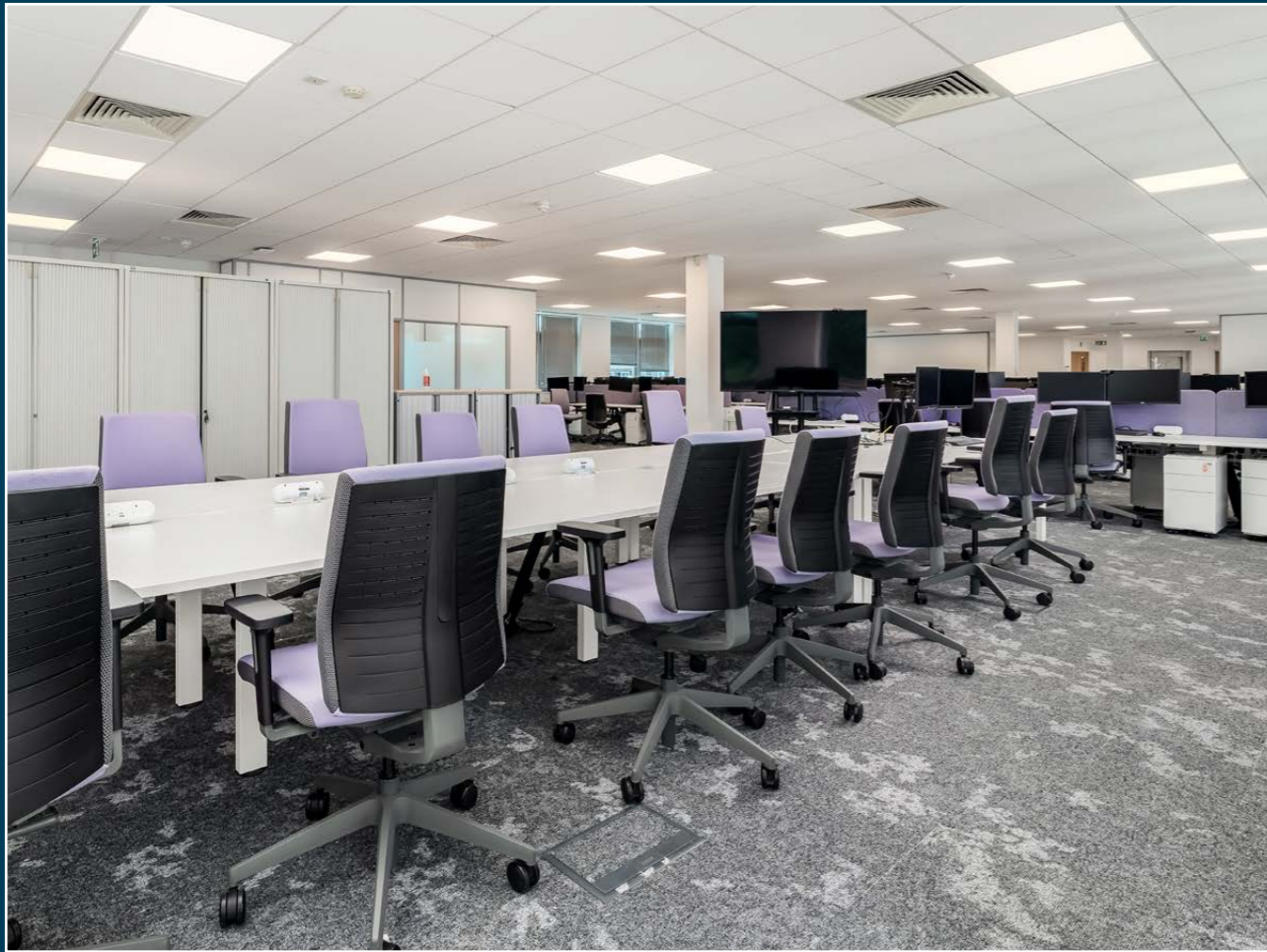
## **EPC** C 52











# *Specification*

**VRF air-conditioning**

**Suspended ceiling with integrated LED lighting**

**Fully-accessible raised floor**

**Rectangular floor plates with excellent natural daylight**

**Feature “turret” meeting rooms**

**Single passenger lift**

**Kitchen / breakout facilities on each floor**

**Private meeting rooms and offices**

**Furniture including desks, chairs, monitors and  
storage units / storage walls**

**Private car park with 19 spaces**

# LOCATION



Beaconsfield mainline railway station, served by the Chiltern Line, is within a few minutes' walking distance of the property, with regular services to London Marylebone arriving in under 30 minutes.

The property is also well located for drivers: junction 2 of the M40 motorway is a few minutes' drive away, and the M25 London orbital is accessible within 10 minutes.

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