

TOWN CENTRE OFFICE TO LET



1st Floor Office in Beaconsfield New Town 559 sq.ft. (51.97sq.m)

Beacon House, Warwick Road, Beaconsfield, HP9 2PE

Location:

Beacon House is located on Warwick Road in the centre of Beaconsfield New Town. The property is close to Waitrose, Jungs & The Beechhouse. Beaconsfield station which is on the Chiltern Line serving London Marylebone & Birmingham is 0.3 miles away. Junction 2 of the M40 motorway is approximately 2 miles away giving access to London & M25.

Description:

Beacon House is a multi-let property comprising of 2 office suites and a retail unit. A first-floor office suite is available with:

- Suspended ceiling with Cat II lighting
- 1 parking space
- Perimeter trunking with data and power
- Security system

Rent:

£14,000 per annum excl.

Jaggard Macland LLP comply with the Code for Leasing Business Premises and interested parties should seek independent professional advice rics.org/guidance

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.



EPC:

The office has an EPC rating of C.

Rates:

The office has a rateable value in the 2017 Rating List of £7,400. The office may be eligible for small business rates relief. Interested parties are advised to seek independent advice on the rates payable.

Legal Costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view please contact Natalie Chiku or Steven Macdermott on 01494 677755 or nc@jaggardmacland.co.uk or srm@jaggardmacland.co.uk

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