

Refurbished Office - To Let



1st Floor Office in Beaconsfield New Town

McBride House, 32 Penn Road,
Beaconsfield, HP9 2FY

1,080 sq ft with 4 parking
spaces

Location:

McBride House is prominently located fronting Penn Road in Beaconsfield New Town. Junction 2 of the M40 motorway is approximately 2 miles away and Beaconsfield station on the Chiltern Line serving London Marylebone is a short walk away.

Description:

McBride House is a multi-let property comprising of 4 office suites and a retail unit. A first-floor rectangular suite is available with excellent natural day light. Following a refurbishment by the Landlord, the suite provides:

- Comfort cooling and heating
- Suspended ceiling with LED lighting
- Raised access floor
- Newly carpeted and decorated
- 4 car parking spaces

Rent:

£32,400 per annum exclusive. VAT is payable on rent.



EPC:

An Energy Performance Certificate is available on request.

Rates:

According to the Valuation Office website the available space has a rateable value in the 2017 Rating List or £16,750. 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 Connor Harrington on 01494 689 604 ch@jaggardmacland.co.uk or alternatively Bill Harrington on 01494 689 602 bh@jaggardmacland.co.uk

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