

Refurbished Office to let



1st Floor Office in Beaconsfield New Town

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

1080 sqft 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 will provide:

- 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.

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:

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 £23,500. 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 Simon Harper on: 01494 689614
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