

PROMINENT OFFICES WITH PRIVATE PARKING - TO LET



Attractive offices with private parking in Beaconsfield Old Town

Wilson House, 23 London End, Beaconsfield, HP9 2HN

Location:

Located in the centre of London End, the main commercial road in Beaconsfield Old Town with many shops, restaurants, pubs and offices.

The property benefits from excellent communications being 5 minutes from the M40, Junction 2, 10 minutes from the M25 and approximately 20 minutes from Heathrow airport. Beaconsfield Train Station is also a 15-minute walk away with the fast service to London Marylebone being 23 minutes (average time 36 minutes).

Local occupiers include Brasserie Blanc, John Lewis of Hungerford, The Crazy Bear, and Giggling Squid.

Description:

Grade II Listed office premises split over 1st and 2nd floors giving the following approximate areas:

First Floor	852 sq ft
Second Floor	228 sq ft

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.

Tel: 01494 677755



Rent:

£46,500 pa including rent, rates, services, and building Insurance.

Further Description:

The whole property comprising 2,760 sq ft could be available.

EPC:

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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 Bill Harrington on 01494 689 602 bh@jaggardmacland.co.uk

Updated Oct 21

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