

# 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 mins from the M40, Junction 2, 10 mins from the M25 and approximately 20 mins from Heathrow airport. Beaconsfield Train Station is also a 15 minute walk away with the fast service to London Marylebone being 23 mins (average time 36 mins).

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

#### Description:

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

First Floor	852 sq ft
Second Floor	228 sq ft
<b>Total</b>	<b>1,080 sq ft</b>

#### **Important notice**

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## 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](mailto:ch@jaggardmacland.co.uk) or Bill Harrington on 01494 689 602 [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

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Jaggard Macland LLP  
McBride House  
32 Penn Road  
Beaconsfield  
Bucks  
HP9 2FY

01494 677755  
[info@jaggardmacland.co.uk](mailto:info@jaggardmacland.co.uk)  
[www.jaggardmacland.co.uk](http://www.jaggardmacland.co.uk)

