



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### GROUND FLOOR OFFICES WITH PARKING TO LET 2,780sf(258sm)

Units A & C Knaves Beech Way, Loudwater,  
High Wycombe, Bucks HP10 9QY

- Air conditioning.
- Gas fired central heating.
- LED lighting.
- Private parking within fenced car park.

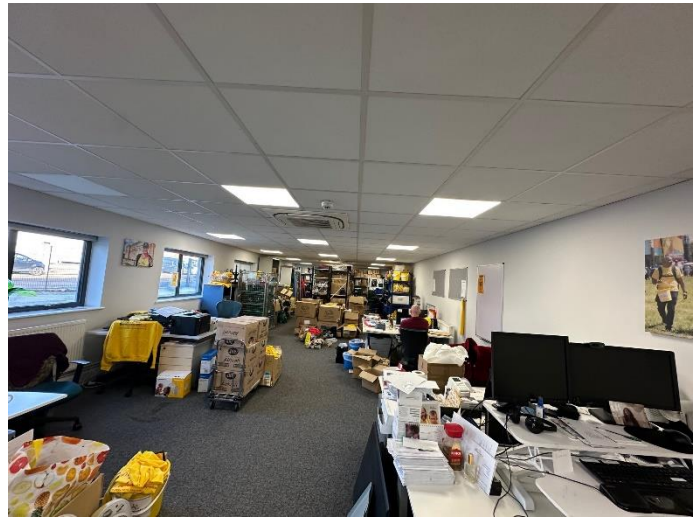
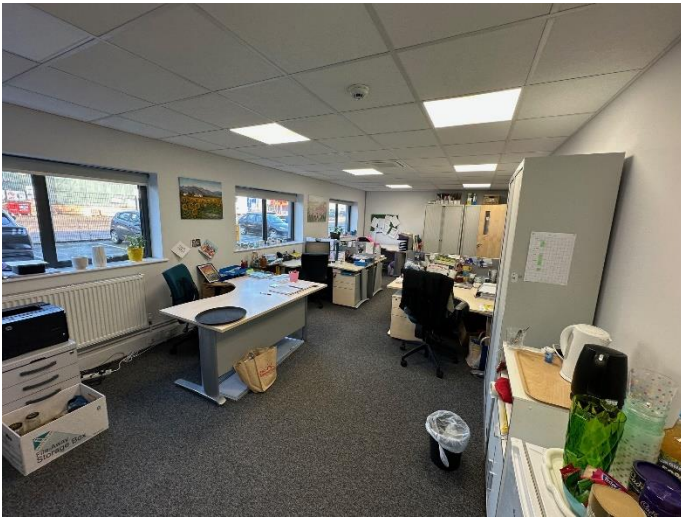
#### LOCATION

Knaves Beech Way is very close to J3 M40, approximately 3 miles east of High Wycombe and 3 miles south of Beaconsfield. J16 of the M25 motorway is approximately 8 miles.

Both nearby towns offer main line train services to London Marylebone and Birmingham.

What3Words Location: [///fields.snacks.smile](#)





## DESCRIPTION

The space to be let provides two structurally open plan suites, either side of the shared reception area, on the ground floor. One of the areas is currently used for storage/fulfillment, the other a meeting suite with 5 separate offices and a post room, divided by demountable partitioning.

Male and female toilets are available on ground and first floors, and there is a shared kitchen/break out area. It is possible to create a private kitchen within the space to be let if required.

## LEASE

The premises are available by way of a new lease on terms to be agreed.

## RENT

£20psf per annum exclusive, plus VAT.

The tenant will also pay a service charge to cover the upkeep and maintenance of the common parts of the building.

## BUSINESS RATES

TBC.

## EPC RATING – TBC.

## VIEWING

Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**  
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