

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**SELF CONTAINED FIRST AND SECOND
FLOOR OFFICE SUITE**

→ **1,708 QFT**



**10 BURKES PARADE
BEACONSFIELD
BUCKS
HP9 1NN**



DESCRIPTION

Self contained first and second floor office suite. Kitchen and WC's.

FLOOR AREAS

| | |
|----------------------|-------------------|
| First Floor Offices | 789 sqft |
| Second Floor Offices | 599 sqft |
| Second Floor Storage | 276 sqft |
| Second Floor Kitchen | 43 sqft |
| TOTAL | 1,708 sqft |

LOCATION

The property is prominently located on the corner of Gregories Road and Station Road in central Beaconsfield New Town.

TERMS

The premises are available on a new lease for a term up to 5 years at a rent of £42,700 per annum exclusive

RATES

The first floor is included with the rateable value of the ground floor and a separate assessment will be undertaken. The second floor has an RV of £8,200.

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is elected for VAT

EPC

Energy Performance Asset Rating for whole building: D77

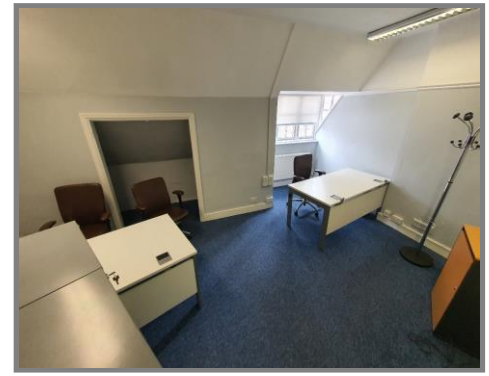
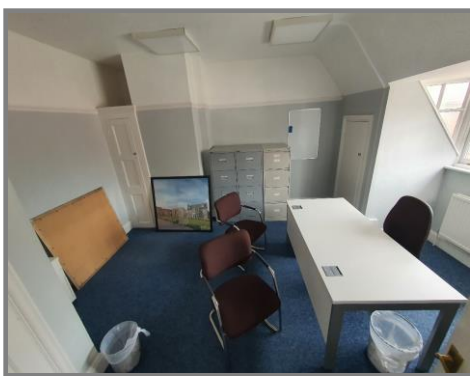
SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898
or by email
mark@rose-williams.co.uk



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