

SIGNATURE HOUSE

FULLY FITTED OFFICES TO LET IN BEACONSFIELD
4,124 - 10,188 Sq Ft

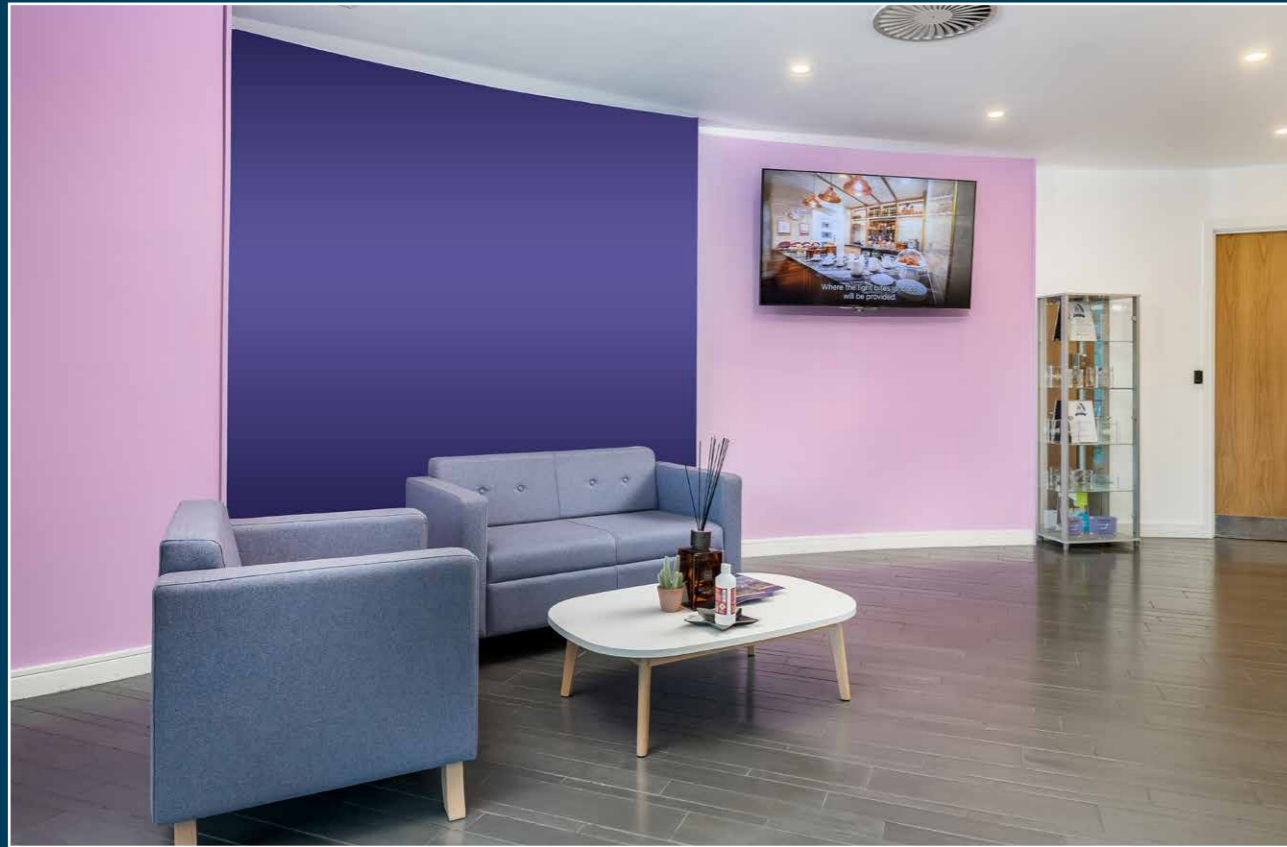


Description

Signature House is a rare opportunity to lease a large self-contained building as a whole or in part providing fully fitted good quality office accommodation over ground and two upper floors

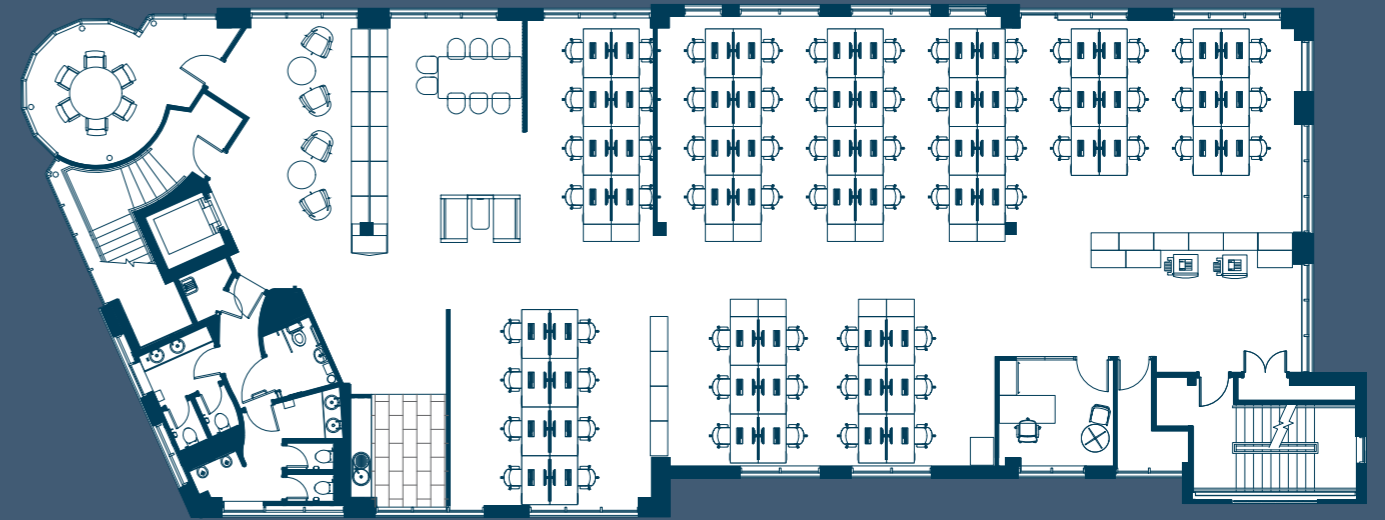
This property is located in the heart of Beaconsfield new town, an affluent market town in the Chilterns with excellent transport links via both road and rail networks.

Accommodation

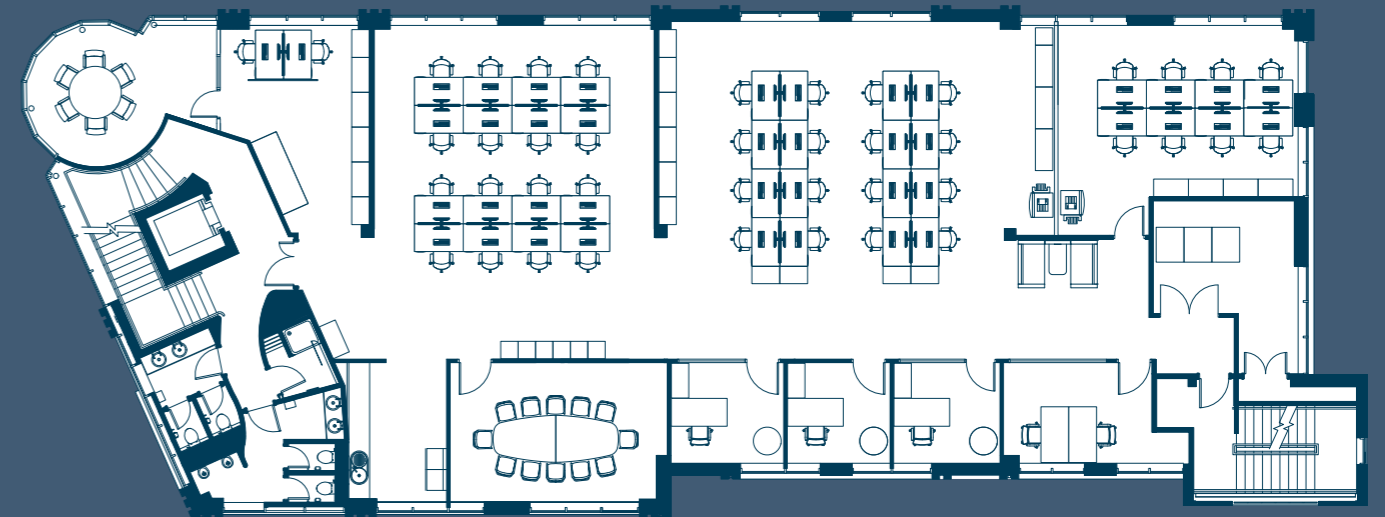


The entire building (or whole upper floors) is available for immediate occupation.

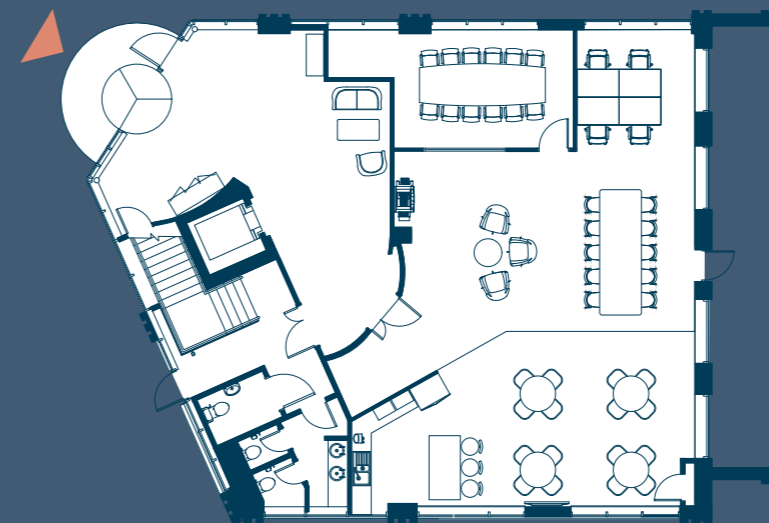
Ground Floor Reception	450	sq ft
Ground Floor Office	1,362	sq ft
First Floor Office	4,124	sq ft
Second Floor Office	4,252	sq ft
Total	10,188	sq ft



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Layout plans are only for guidance purposes



Particulars **PARTICULARS**

SERVICE CHARGE

A service charge will be applicable which covers items such as security, window cleaning and general maintenance. A full list of services provided is available upon request.

RENT

Available on application.

TENURE & TERMS

Available on a sub lease for a term until December 2028 or longer by separate negotiation.

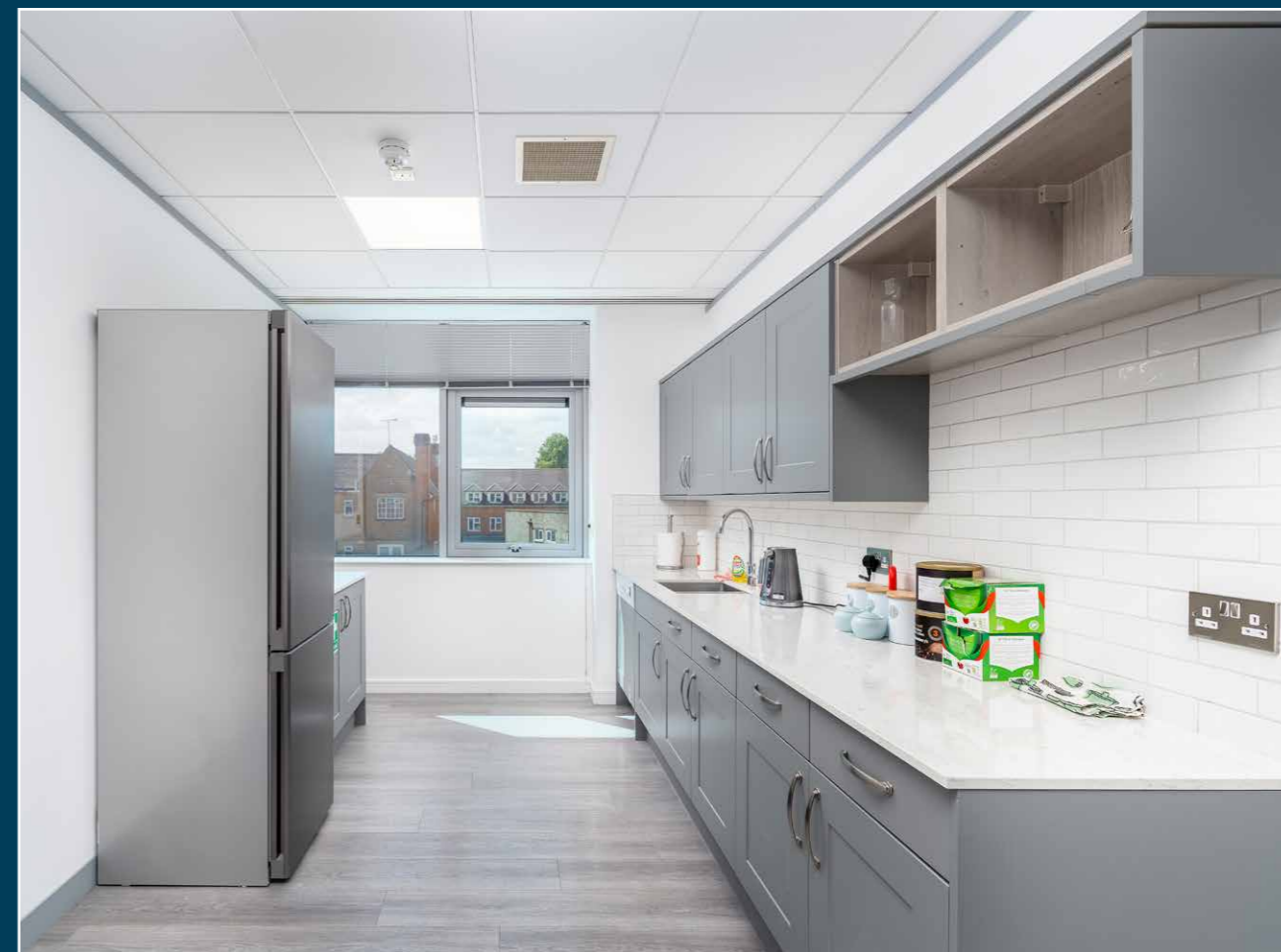
LEGAL COSTS

Each party to bear their own professional costs in this transaction.

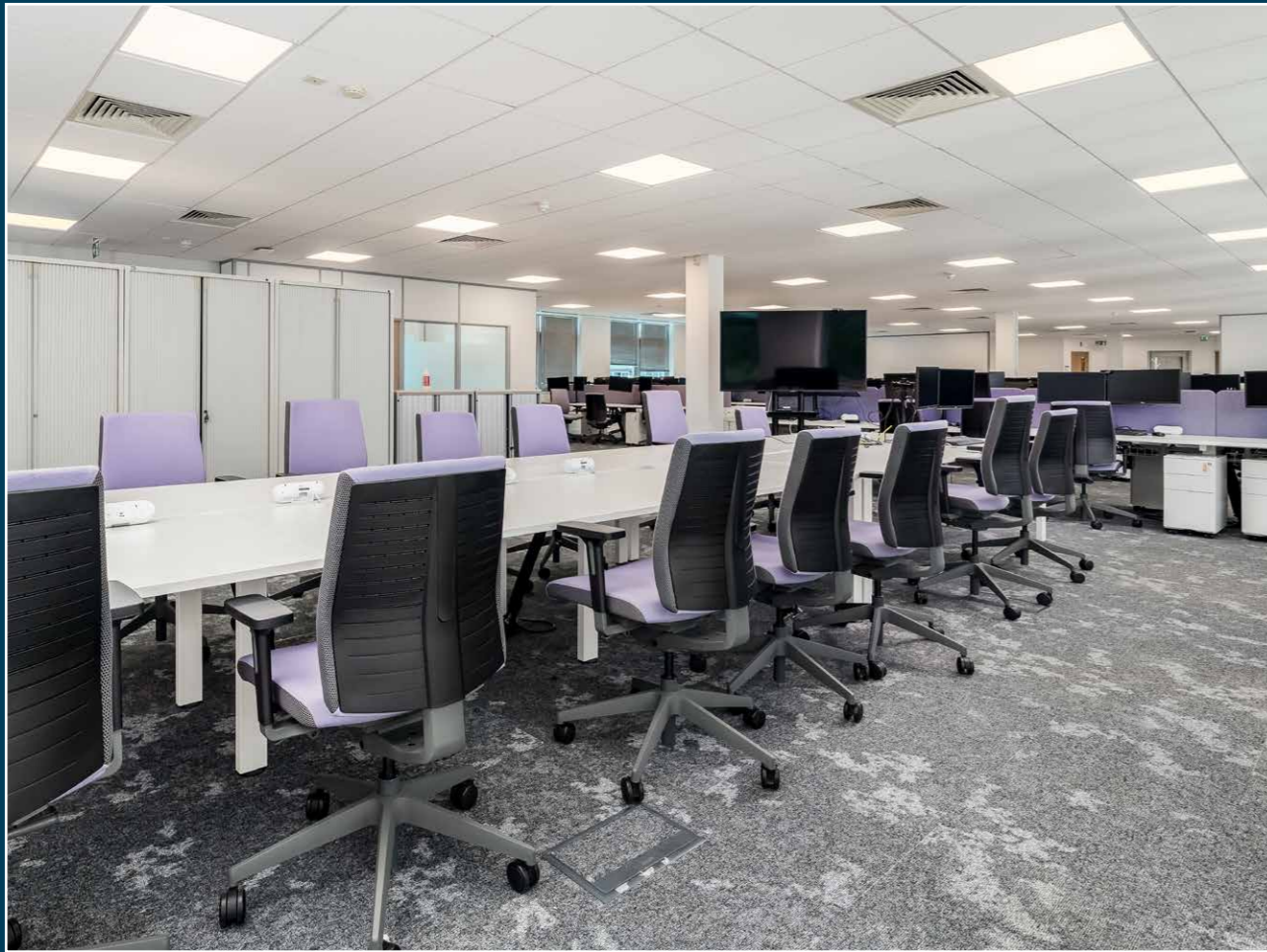
RATES

Interested parties are advised to make their own enquiries to the Business Rates Department of Beaconsfield Town Council:
Telephone 01494 675173

EPC C 52







Specification

VRF air-conditioning

Suspended ceiling with integrated LED lighting

Fully-accessible raised floor

Rectangular floor plates with excellent natural daylight

Feature “turret” meeting rooms

Single passenger lift

Kitchen / breakout facilities on each floor

Private meeting rooms and offices

Furniture including desks, chairs, monitors and storage units / storage walls

Private car park with 19 spaces

LOCATION



Beaconsfield mainline railway station, served by the Chiltern Line, is within a few minutes' walking distance of the property, with regular services to London Marylebone arriving in under 30 minutes.

The property is also well located for drivers: junction 2 of the M40 motorway is a few minutes' drive away, and the M25 London orbital is accessible within 10 minutes.

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