



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

2,780sf(258sm) - 6,219sf(578sm)

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](https://www.what3words.com/?w3w=///fields.snacks.smile)

March 2025





DESCRIPTION

The space to be let provides up to four structurally open plan suites, either side of the shared reception area, on the ground floor. 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.

On the first floor, the smaller suite is one open plan office, the larger several offices created with demountable partitioning and a large kitchen/break out area.

Male and female toilets are available on ground and first floors.

Unit A Ground Floor – 1,740sf (162sm), Unit C Ground Floor – 1,040sf (97sm)

Unit A First Floor – 2,069sf (192sm), Unit C First Floor – 1,055sf (98sm)

Reception 315sf (29sm)

LEASE

The premises are available as a whole or at least two suites, by way of a new lease(s), 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 – D(83).

VIEWING

Strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG

Nick Ball 01494 683644 nick@pmcd.co.uk



NICK BALL
nick@pmcd.co.uk
01494 683 644 - Beaconsfield

39 Windsor End, Beaconsfield, HP9 2JN

**PHILIP MARSH
COLLINS DEUNG**



Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.