



AITCHISON RAFFETY



- Town Centre location
- Carpeted Suite
- Shared use of Kitchen/ Wc's
- Inclusive Rent
- Available immediately
- Should qualify for small business rates relief
- Would suit a number of different uses

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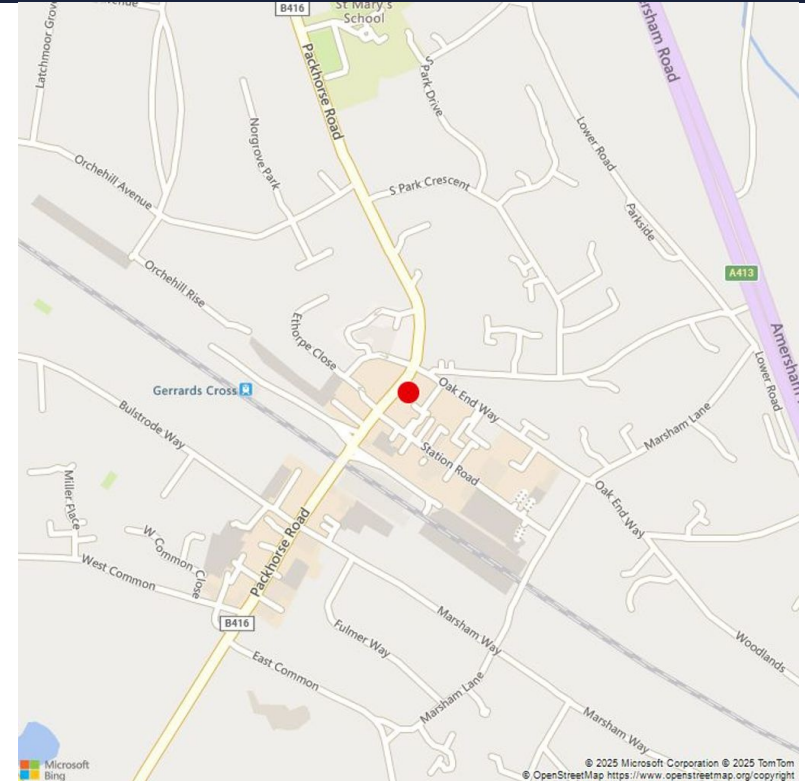
2nd Floor Rear Suite, 62 Packhorse Road, Gerrards Cross, Bucks, SL9 8EF

Town Centre Office

Approx. 138 Sq Ft (12.82 Sq M)

To Let

2nd Floor Rear Suite, 62 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8EF



Description

Second Floor Office Suite in the heart of Gerrards Cross. The Suite benefits from an open plan area with a storage cupboard to the rear. The suite is carpeted and benefits from an entryphone system to the front door. Part of a multi-let office accommodation with shared use of kitchen and w/c facilities.

The common parts of the property have recently been refurbished and present to a good standard throughout. The available office suite would suit a number of different uses or new start ups. The suite benefits from an inclusive rent which includes electric, use of water, and waste collection. Tenant responsible for business rates and own telecoms.

Location

Situated directly on Packhorse Road, the main high street of Gerrards Cross. This town centre office is located on the 2nd floor above the Barnardo's charity shop. Located within a multi-let office space amongst uses such as office, medical and beauty/ aesthetics.

Floor Area

Second Floor Rear	138 Sq Ft	12.82 Sq M
Total	138 Sq Ft	12.82 Sq M

Rent

£460.00 per calendar month inclusive of utilities.

Terms

Available by way of a new lease on terms to be negotiated.

Business Rates

According to the VOA website the rating assessment is £1,425 and tenants should therefore be able to claim 100% rates relief subject to terms and conditions.

VAT

We are advised that the property is not elected for VAT.

Energy Performance Rating

D 92

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment via sole agents -
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