



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



CHARACTER OFFICES FOR SALE

1,233sf (115sm)

Cross keys, 18 Wycombe End,
Beaconsfield, Bucks HP9 1NB

- Exposed Beams.
- Central Heating.
- LED Lighting.

LOCATION – The office is located on the South side of the A40 Wycombe End in the popular Beaconsfield Old Town.

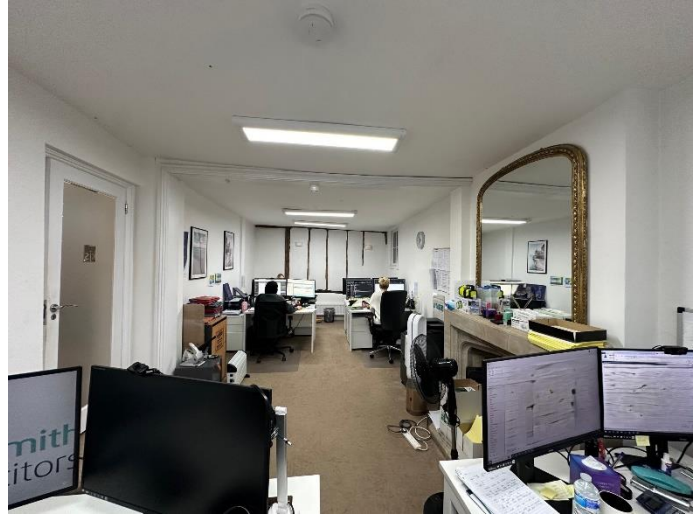
Junction 2 of the M40 motorway is approximately 1 mile away and the Chiltern Line, serving London Marylebone and Birmingham is available in the New Town, again approximately 1 mile away.

The Old Town also provides a good supply of specialist shops, pubs and restaurants.

What3Words Location: [///tour.bill.chose](#)



January 2025



DESCRIPTION

The property provides a mix of open plan and individual offices, as well as a kitchen/break out area, all on the ground floor.

TENURE

The premises are available freehold, the first floor flat has been sold off.

PRICE – Offers are invited in the region of £620,000. We are informed that VAT is not applicable to purchase price.

BUSINESS RATES – The Rateable Value in the 2023 Rating List is £28,750. For details of rates payable please contact the billing authority Buckinghamshire Council 01895 837200.

EPC – B(44)

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk



NICK BALL
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01494 683 644 - Beaconsfield

**PHILIP MARSH
COLLINS DEUNG**



39 Windsor End, Beaconsfield, HP9 2JN

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