



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICE WITH PARKING

505sf(47sm)

TO LET

6 Burkes Parade, Beaconsfield,
Bucks HP9 1NN

- 2 Car Spaces.
- Shared Kitchen and WC facilities.
- Electric Heating.
- LED lighting.

LOCATION

The office is located on the western side of the B474 Station Road in Beaconsfield new town. Junction 2 of the M40 motorway is approximately 2 miles away, and the Chiltern Line serving London Marylebone and Birmingham is a short walk.

The property is set among various retail and leisure outlets.

What3Words Location: [///curl.among.moon](https://www.what3words.com/?w3wcurl=///curl.among.moon)





DESCRIPTION

The available suite provides three individual offices on the second floor, as well as shared kitchen and wc facilities.

ACCOMMODATION

Front Office – 262sf (25sm)
Middle Office - 141sf (13sm)
Rear Office/Meeting Room - 102sf (9sm)

RENT

£22,000* per annum, plus VAT if applicable.

* Rent includes electricity, water, common part and external maintenance/repairs, but excludes cleaning of the office, business rates and phone bills. The tenants are also expected to make their own waste disposal arrangements.

LEASE

The rooms are available on terms to be agreed.

EPC RATING – C(69)

BUSINESS RATES - Qualifying “small businesses” are likely to have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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PHILIP MARSH
COLLINS DEUNG



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