



**PHILIP MARSH COLLINS DEUNG**

CHARTERED SURVEYORS



## ICONIC OFFICE BUILDING

1,369sf (127sm)

## FREEHOLD FOR SALE

Chester House, Windsor End,  
Beaconsfield Old Town, Bucks,  
HP9 2JJ

### LOCATION

The Grade II Listed property fronts Windsor End with views over the green and historic St Mary and All Saints Church, in the heart of Beaconsfield Old Town, benefitting from the good mix of office and residential occupiers as well as various specialist shops, pubs and restaurants. Free roadside parking is available in front of the building and the length of Windsor End.

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.

What3Words Location: [///filer.starts.commented](#)

- Unique representation of the building at Beaconscot Model Village - [click here.](#)
- Kitchen and WC facilities.
- Electric heating throughout.
- Comfort cooling on 2<sup>nd</sup> floor.





## DESCRIPTION

The building provides office accommodation over 3 floors arranged in individual suites, reception and meeting space on the ground leading to a kitchen/break out area, 3 private offices on the first floor and a further office plus Board Room on the second.

As well as the kitchen/break out area at ground level, there are toilets on the first and second floors.

## ACCOMMODATION

<b>Ground Floor</b>	<b>476sf (44sm)</b>
<b>First Floor</b>	<b>438sf (41sm)</b>
<b>Second Floor</b>	<b>455sf (42sm)</b>

## LEASE

The entire property is currently occupied by Nobilis Care under a full repairing and insuring lease expiring 23<sup>rd</sup> June 2025 at a rent of £34,104 per annum exclusive.

The tenant has informed us that vacant possession may be available immediately if required.

## PRICE

£685,000 is required for the freehold interest.

## EPC RATING – C(75)

## BUSINESS RATES - TBC

## VIEWING

Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**  
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January 2023



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