



**PHILIP MARSH COLLINS DEUNG**

CHARTERED SURVEYORS

## LAST REMAINING SUITES AT WOODLANDS COURT!



### OFFICES WITH PARKING

TO LET 1,841sf(171sm) – 4,144sf(385sm)

Suites 5&6, Woodlands Court,  
Beaconsfield, Bucks HP9 2SF

- AIR CONDITIONING.
- PRIVATE PARKING.
- 1Gb SUPERFAST BROADBAND.
- LED LIGHTING.
- FULL ACCESS RAISED FLOORS.

**LOCATION** – Set in a stunning rural location, these offices constructed in 2017, form part of the highly successful Woodlands Court development.

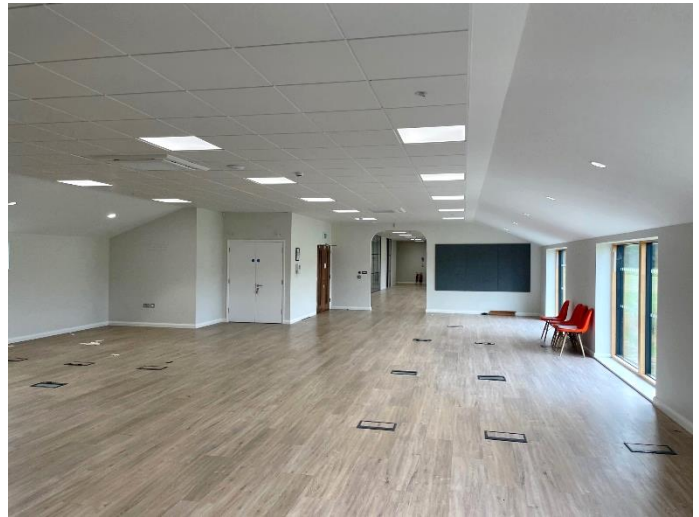
Accessed from a private road, the property is approximately 1 mile from the M40(J2), with the M40, M25 and M4 providing ready access to Central London, the Midlands and Heathrow Airport.

Beaconsfield Services at J2 provides a wide range of food and beverage outlets as well as a hotel and Regus Business centre.

Beaconsfield Station has regular Chiltern Line services to London Marylebone and Birmingham.

What3Words Location: [///police.could.locals](https://www.what3words.com/#!/en////police.could.locals)





## COMMUNICATIONS

M40 J2 – 1 mile

M4 J6 – 8 miles

M25 J16 – 4.5 miles

Central London - 25 miles

Beaconsfield Station – 3 miles

Heathrow Airport – 14 miles

## ACCOMMODATION – First Floor

Suite 5 – 2,303sf (214sm) Suite 6 – 1,841sf (171sm)

**LEASE** - A new lease is available in respect of either or both suites, on terms to be agreed.

**RENT** – on application.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the external common areas.

**BUSINESS RATES** – Suites 5&6 combined - Rateable Value £103,000.

**EPC RATING** – **B(28)**.

**VIEWING** – Strictly by appointment through the sole agents: **PMCD** 01494 683 644 – [www.pgcd.co.uk](http://www.pgcd.co.uk)



**NICK BALL**

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**PHILIP MARSH  
COLLINS DEUNG**



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