PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

OFFICES WITH PARKING TO LET

841sf(78sm)

15 THE BROADWAY

BEACONSFIELD HP9 2PD

- **2 CAR SPACES**

- **LED LIGHTING**

- **WC AND KITCHEN FACILITIES**

- **GAS FIRED CENTRAL HEATING**

- **PART AIR CONDITIONED**

LOCATION – The offices are located on the eastern side of the B474 Penn 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.

Private Parking is available at the rear as well as short term public parking in the service road in front of the building, which is set among various leisure, banking and retail outlets.

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ACCOMMODATION – First Floor

General Office –	409sf (38sm)
Office/Meeting Room -	65sf (6sm)
Reception Area -	205sf (19sm)
Front Office -	162sf (15sm)

LEASE - A new lease is available on terms to be agreed.

RENT – £22,500 per annum exclusive.

BUSINESS RATES – Rateable Value £16,000. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

EPC RATING – **D(87).**

VIEWING – Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

01494 680000

FAO NICK BALL

nick@pmcd.co.uk

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39 Windsor End
Beaconsfield HP9 2JN

01494 680000
www.pmcd.co.uk

October 2023