



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICE WITH PARKING TO LET 1,676sf (156sm)

Suite 6 Europa House,
Packhorse Road, Gerrards Cross,
Bucks SL9 8BQ

- Air Conditioning.
- LED Lighting.
- 6 Person Passenger Lift.
- 7 Spaces in Accessed Controlled Car Park.

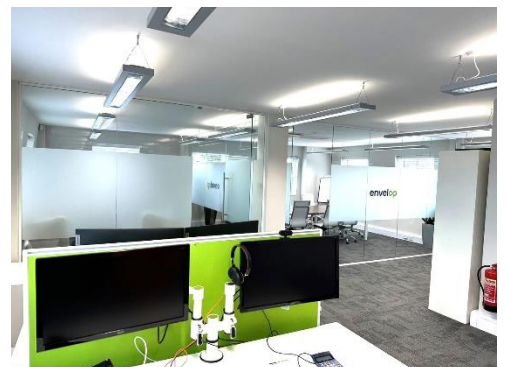
LOCATION

The building is situated in the centre of Gerrards Cross, adjacent to the railway and Tesco superstore, close to all shopping and leisure outlets.

Gerrards Cross is an affluent commuter town conveniently located with good access to J2 M40, approx. 3 miles, J1A M40 and J16 M25, approx. 6 miles.

The mainline station is served by the popular Chiltern Line with regular services to London Marylebone and Birmingham.

What3Words Location: [///atomic.moral.pocket](#)



Private offices



Photos taken prior to current occupation

DESCRIPTION

The first floor space to be let provides structurally open plan accommodation, with two offices having been created internally with full height, glazed partitioning. There is also a kitchen/break out area.

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

Offers are invited in the region of **£46,500 per annum exclusive, plus VAT.**

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

EPC RATING – C(53)

RATES

The Rateable Value for the suite is £31,500. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 01296 585096.

VIEWING

Strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG

Nick Ball 01494 683644 nick@pmcd.co.uk

CHRISTOPHER THOMAS

01753 839390

April 2024
Subject to Contract



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PHILIP MARSH
COLLINS DEUNG



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