

TO LET



SIGNATURE HOUSE
POST OFFICE LANE
BEACONSFIELD
HP9 1FN

TOWN CENTRE OFFICE SUITE

- Available for immediate occupation
- 'Plug and Play' suite
- Rent on application
- Available until Dec 28 or longer by negotiation.

LOCATION

Located in the heart of Beaconsfield, an affluent town located in the Chilterns.

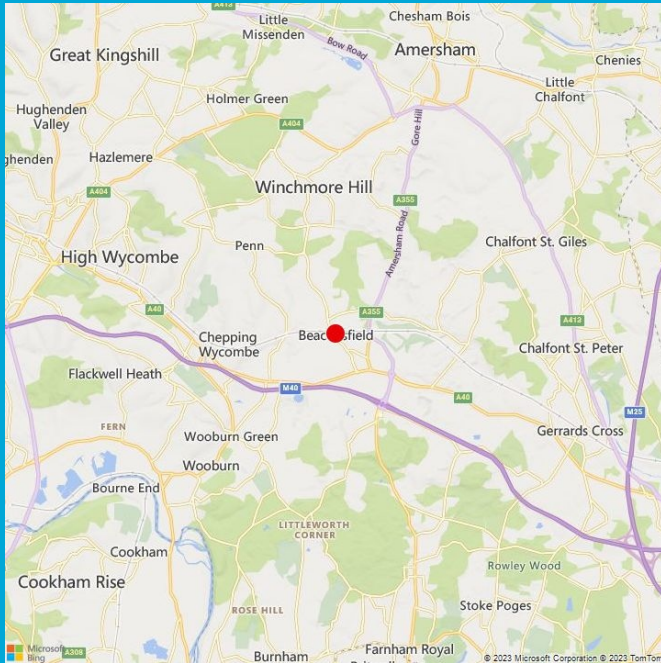
Beaconsfield has excellent transportation links via both road and rail networks. Beaconsfield Mainline Train Station is within a few mins walking distance from the property, serving the Chiltern line with regular services into London Marylebone (In under 30 mins). The property is also well located by road, with the M40 Motorway (J2) within a few mins driving distance, with the M25 accessible within 10 mins.

DESCRIPTION

Superbly presented second floor office suite providing mostly open plan accommodation with lift, w/c and kitchen facilities. The suite is currently configured as a plug and play suite with desktop display monitors, chairs and desks available providing approximately 60 workstations. The suite then allows further space for private meeting rooms and break out areas. Ready for an occupier to utilise immediately.

The suite also benefits from private car parking with 8 spaces.

Subject to Contract - Updated Feb 24



ACCOMMODATION

Predominantly open plan with private meeting rooms, break out areas, w/c and kitchen facilities. Accessed via a shared reception on ground floor.

Second Floor Office Suite

4,252 Sq Ft

SERVICE CHARGE

A service charge will be applicable which covers items such as security, window cleaning and general maintenance. Full list of services covered available upon request.

TERMS

Available on a sub lease for a term until December 2028 or longer by separate negotiation.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

C 52

VIEWINGS



Connor Harrington

07590 019783

ch@jaggardmacland.co.uk

Important Notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract.

