

POTENTIALY NO. POTENTIALY NO. POTENTIALY NO. DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

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PROPERTY PARTICULARS

**Preliminary Marketing Particulars** 

## TOWN CENTRE OFFICE TO LET

# BURKES COURT, BURKES ROAD, BEACONSFIELD BUCKS, HP9 1NZ



157 sq.ft (15 sq.m) Approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### LOCATION

The building is located close to the junction of Burkes Road and Station Road in the centre of 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.

Public parking is available close to the building, which is set among various leisure, banking and retail outlets.

#### DESCRIPTION

The room currently available is on the first floor and has the benefit of gas fired heating, shared kitchen and WC facilities, entry phone, as well as use of a meeting room on a prebooking basis.

ACCOMODATION (Approximate Net Internal Area)

First Floor Office - 157 sq.ft. (15 sq.m)

### TERMS

The office is available on a rolling 6 month license.

### RENT

£625 per calendar month, plus VAT. This includes electricity, water, building insurance, common part and external maintenance/repair, but excludes business rates and phone bills.

VIEWING - By appointment with the Sole Agents: -

#### Duncan Bailey Kennedy FAO: Adrian Dolan / Elliot Mackay Tel: 01494 450951 Email: <u>adriand@dbk.co.uk</u> / <u>elliotm@dbk.co.uk</u>



Ref: EM/JKH 0223