



**Commercial Property Consultants**

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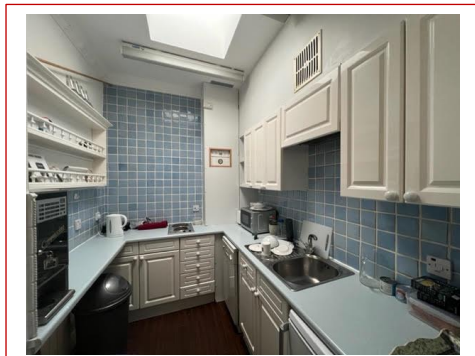
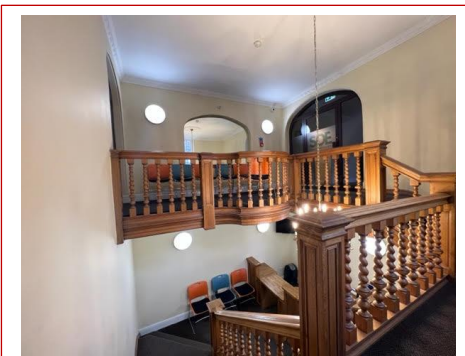
**PROPERTY PARTICULARS**

**POTENTIALLY NO BUSINESS RATES**

*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**

## **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 pre-booking 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**  
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