



# GROSVENOR HOUSE

HORSESHOE CRESCENT, BEACONSFIELD, HP9 1LJ

GROSVENOR HOUSE



# A SPACE TO SUIT YOUR BUSINESS

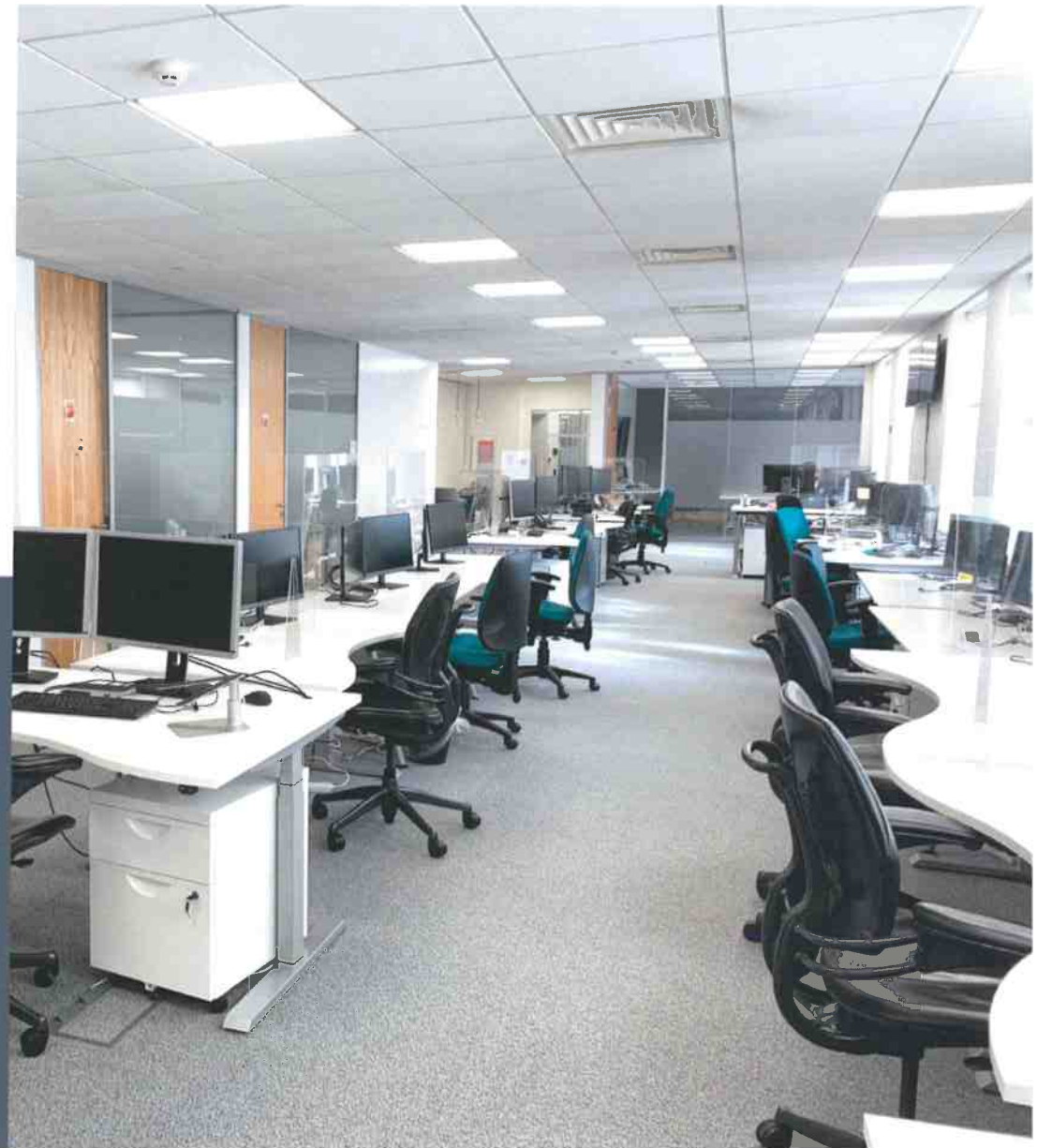
## 1,075 - 7,933 SQ FT

### HIGH QUALITY OFFICE SPACE TO LET

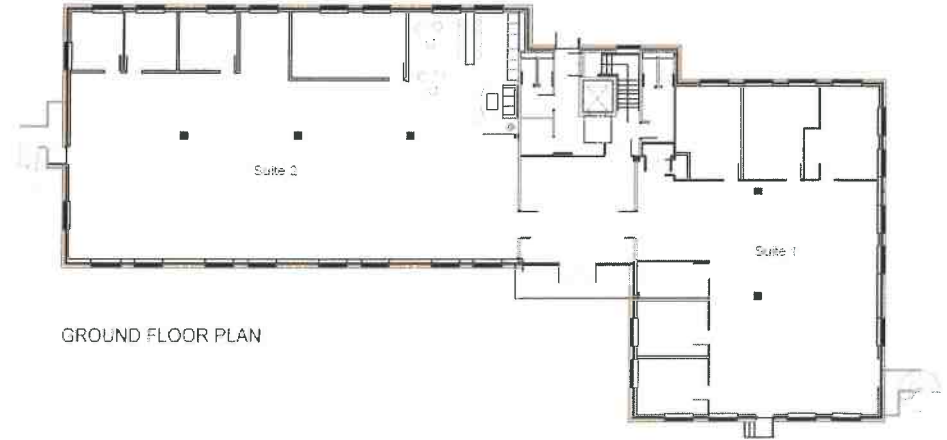
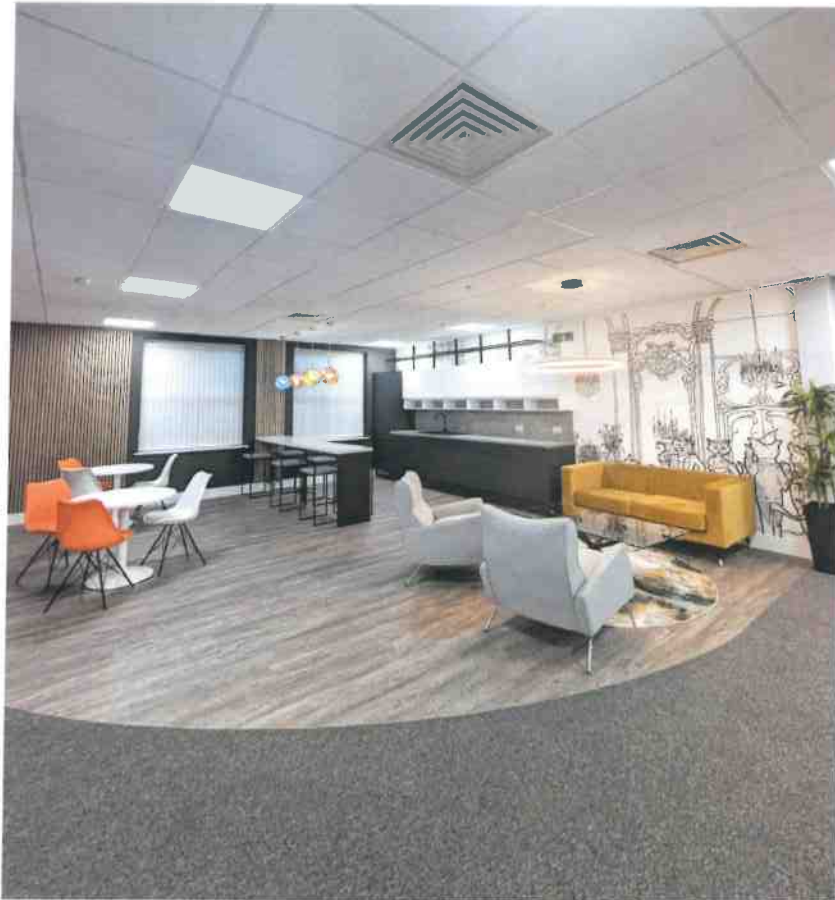
Situated in picturesque Old Town Beaconsfield, with ample car parking and a welcoming reception, Grosvenor House is within close proximity of several pubs and excellent restaurants. The offices also benefit from easy access to road and rail networks providing a direct link to Central London.

The **self-contained** suites **all** have access to male and female toilets on the same floor and an 8 person lift.

Tenants already at Grosvenor House include **Teleflex**, **IP Downing**, **Psychology Chambers** and **World Challenge**.



# GROUND FLOOR



GROUND FLOOR PLAN

## SUITE 2

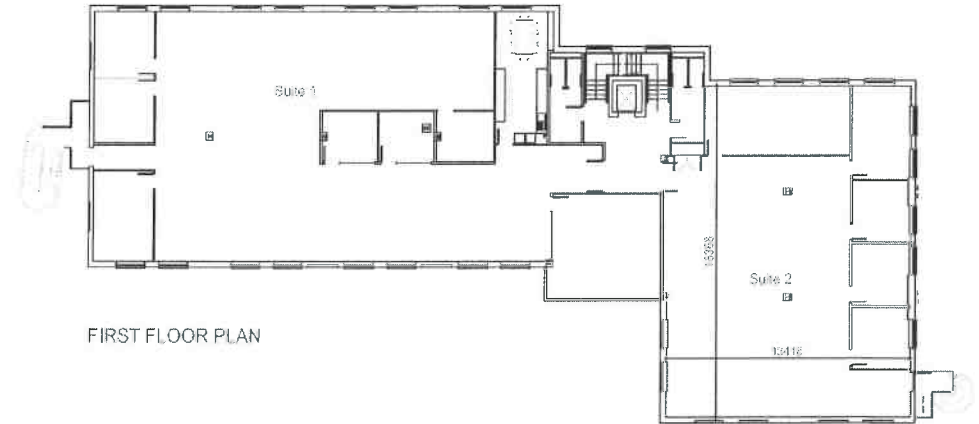
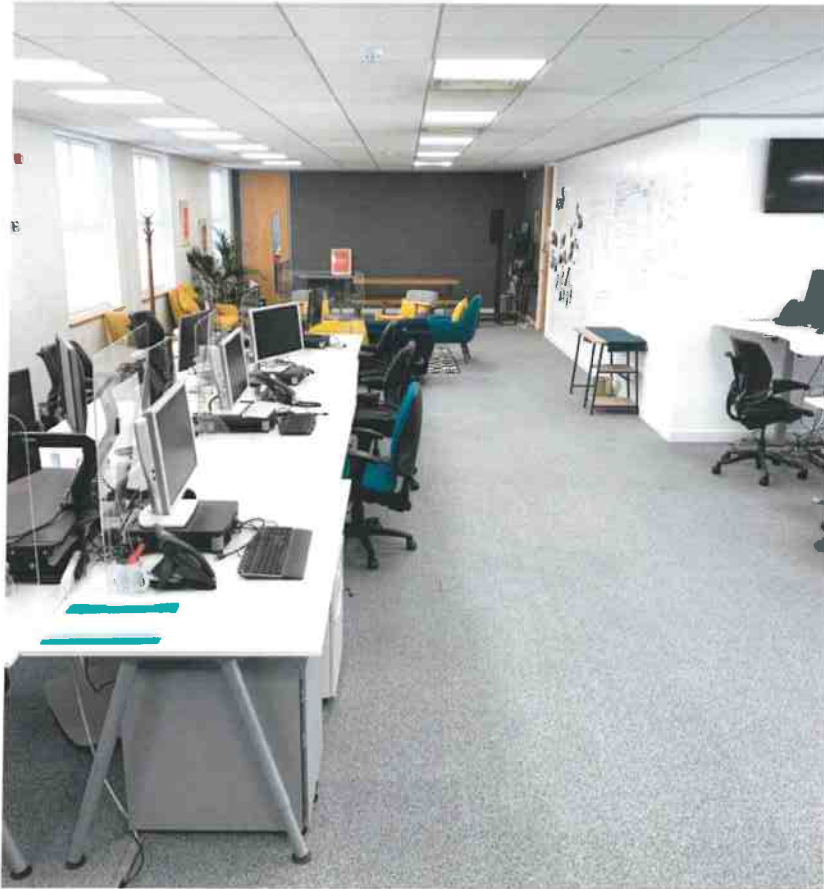
Size: 3,719 sq. ft. (346 sqm)

Rent: £26 psf pax

Service charge: £5.50 psf pa



# FIRST FLOOR



## SUITE 1 (AVAILABLE SOON)

Size: 4,214 sq. ft. (391 sqm)

Rent: £26 psf pax

Service charge: £5.50 psf pa

# SECOND FLOOR



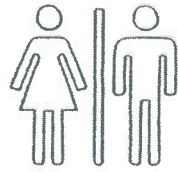
SECOND FLOOR PLAN

## SUITE 3

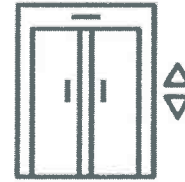
Size: 1,075 sq. ft. (100 sqm)  
Rent: £25 psf pax  
Service charge: £5.50 psf pa

# SPECIFICS

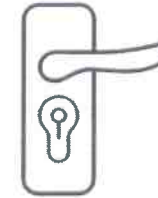
The accommodation offers a high quality specification including the following:



Dedicated Male and Female WCs



8 person passenger lift



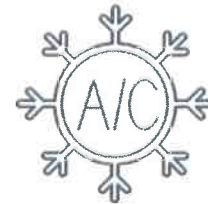
Self-contained



Fitted kitchen



Ample parking spaces



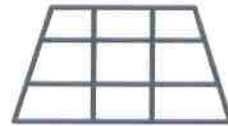
VRF air conditioning



Walk in shower



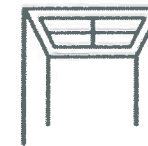
Demountable partitioning



Full access raised floor



LED Lighting

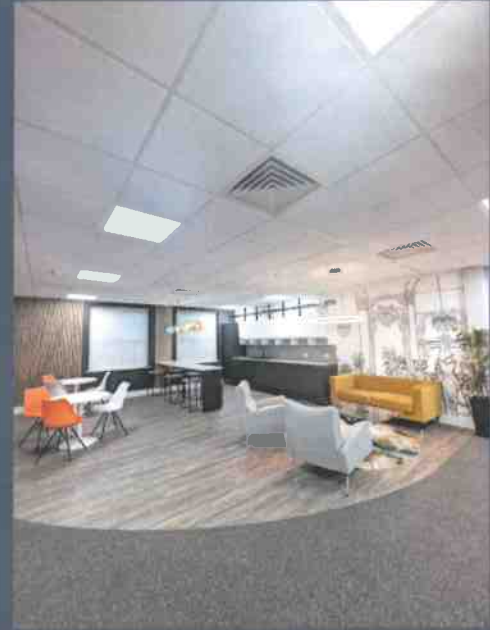


Suspended false ceiling



EPC rating B(41)



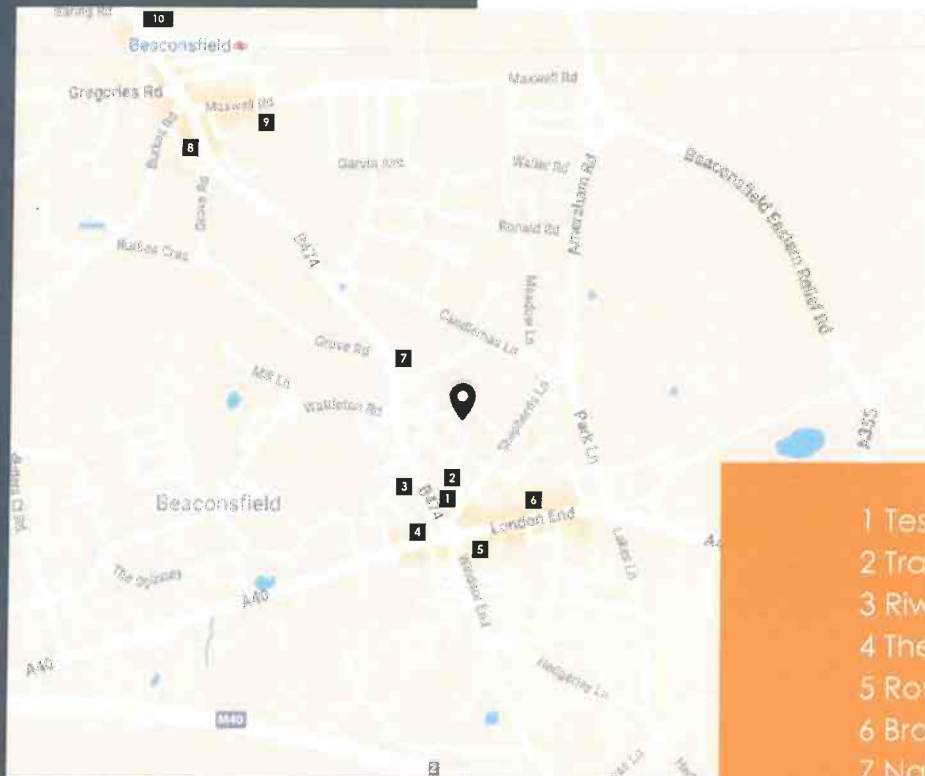


# LOCATION

Beaconsfield Old Town benefits from a high quality mix of specialist shops, pubs and restaurants.

From quick and convenient lunchtime options such as Tesco Express and Chez Pain, to restaurants that include Riwarz by Atul Kochhar, Browns, Brasserie Blanc, Royal Saracens Head and Giggling Squid.

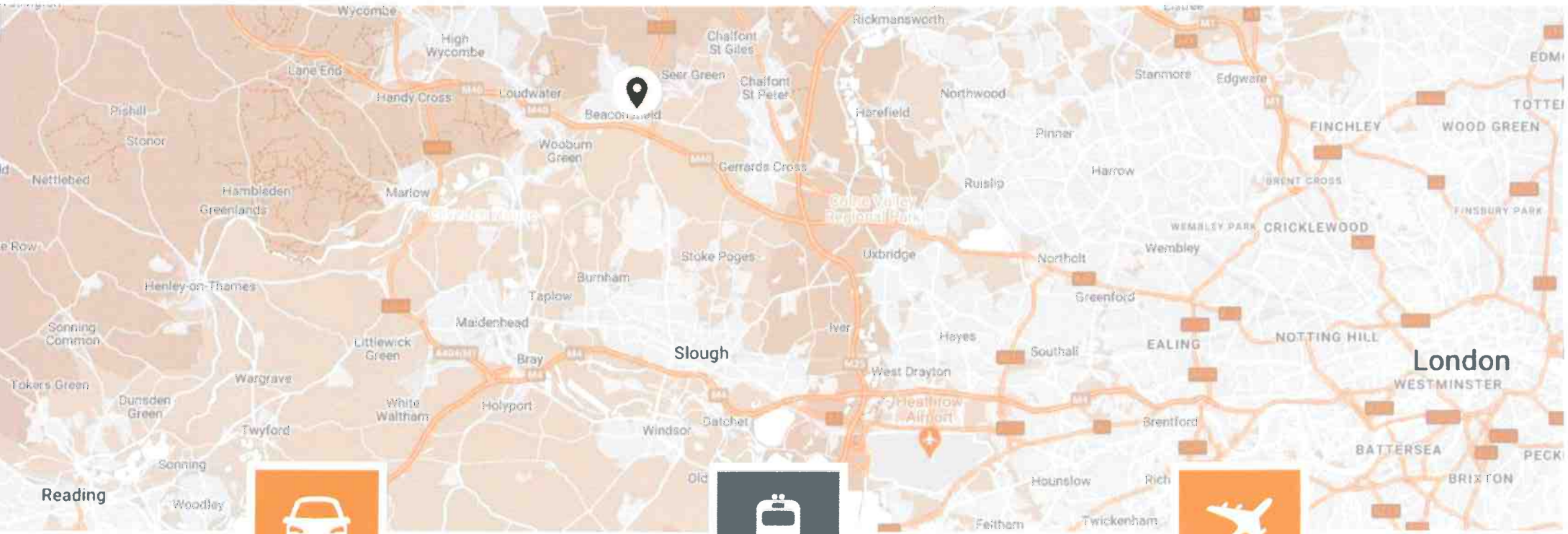
There are also a range of hotels to choose from such as the high end and unique Crazy Bear to an affordable Travelodge.



- 1 Tesco Express
- 2 Travelodge
- 3 Riwarz by Atul Kochhar
- 4 The Crazy Bear
- 5 Royal Saracens Head
- 6 Brasserie Blanc
- 7 National Film and Television School
- 8 M&S Food
- 9 Sainsbury's
- 10 Waitrose







## CAR

1.4 MILES TO J2 OF M40

Close to Junction 2 of the M40 and just 6 miles from Junction 16 of the M25, Beaconsfield is well located.



## TRAIN

30 MINS TO LONDON MARYLEBONE

Beaconsfield railway station is 0.9 miles away with regular direct services to London Marylebone.



## AIRPORT

13 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Beaconsfield.



# GET IN TOUCH



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Owned and managed by:

**SORBON**  
ESTATES

For further information  
or to arrange an  
inspection please  
contact our agents.

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Indicative layouts and images are for illustrative purposes only. Fixtures and fittings may be the current tenants and are not necessarily included in the letting.