TO LET
OFFICE

GRAHAM SIBBALD



2nd Floor Rear Suite, 62 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8EF

- Recently refurbished suite in the centre of Gerrards Cross
- Last remaining suite in building
- Shared use of Kitchen/ Wc's
- Inclusive Rent with tenant responsible for rates/ telecoms

LOCATION

Situated directly on Packhorse Road, the main high street of Gerrards Cross. This town centre office is located on the 2nd floor above the Barnardo's charity shop. Located within a multi-let office space amongst uses such as office, medical and beauty/ aesthetics.

The property is well located being within a few mins walking distance of Gerrards Cross train station serving the Chiltern line with regular services into Central London. The property is also well located via road being within a short driving distance of both the M40 and M25 Motorways.



DESCRIPTION

Recently refurbished second floor office suite in the heart of Gerrards Cross. The suite benefits from an open plan area with a storage cupboard to the rear. The suite has recently had a new carpet installed and benefits from an entryphone system to the front door. Part of a multi-let office accommodation with shared use of kitchen and w/c facilities.

The common parts of the property have also recently been refurbished and present to a good standard throughout. The available office suite would suit a number of different uses or new start ups. The suite benefits from an inclusive rent which includes electric, use of water, and waste collection. Tenant responsible for business rates and own telecoms.

ACCOMMODATION

Second Floor Office		
Second Floor Rear	138 Sq Ft	12.82 Sq M
Total	138 Sq Ft	12.82 Sq M

RATEABLE VALUE

According to the VOA website the rating assessment is £1,675 and tenants should therefore be able to claim 100% rates relief subject to terms and conditions.

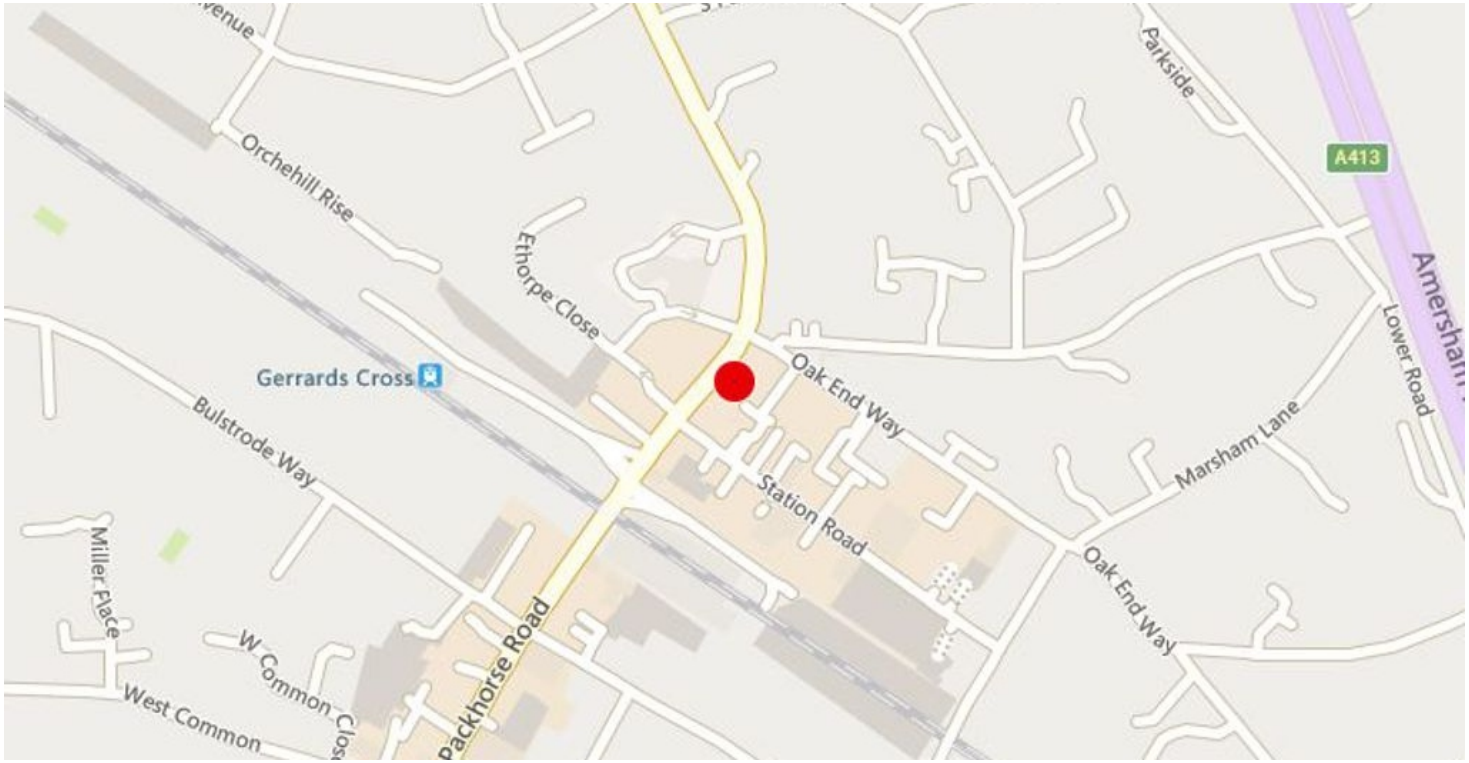
VAT
We are advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE
D 92

QUOTING RENT
£460.00 Per Month

TENURE
Available by way of a new lease on terms to be negotiated.

LEGAL COSTS
Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



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