PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



CHARACTER OFFICES

(Residential conversion possibility STP)

FOR SALE/MAY LET

1,233sf (115sm)

Cross keys, 18 Wycombe End, Beaconsfield, Bucks HP9 1NB

- **Exposed Beams.**
- **Central Heating.**
- **LED Lighting.**
- **Encouraging pre-app response received for residential conversion.**

LOCATION – The office is located on the South side of the A40 Wycombe End in the popular Beaconsfield Old Town.

Junction 2 of the M40 motorway is approximately 1 mile away and the Chiltern Line, serving London Marylebone and Birmingham is available in the New Town, again approximately 1 mile away.

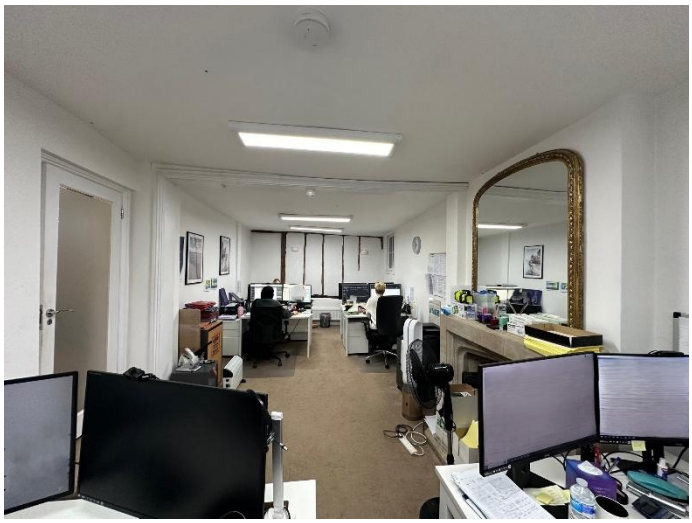
The Old Town also provides a good supply of specialist shops, pubs and restaurants.



What3Words Location: ///**tour.bill.chose**

June 2026





DESCRIPTION
The property provides a mix of open plan and individual offices, as well as a kitchen/break out area, all on the ground floor.

PLANNING
The Listed Building is currently Class E Use. The owners have received an encouraging pre-application response for residential conversion to 2 flats.

TENURE
The premises are available freehold, the first floor flat has been sold off. Alternatively, short term leasehold offers will also be considered.

PRICE/RENT – Offers are invited for both the freehold or leasehold interests. We are informed that VAT is not applicable to purchase price.

BUSINESS RATES – The Rateable Value in the 2026 Rating List is £30,750. For details of rates payable please contact the billing authority Buckinghamshire Council 01895 837200.

EPC – **B(44)**

VIEWING
Viewing strictly by appointment through the sole agents:

PMCD
01494 683 644 – www.pmcd.co.uk



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