PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FLEXIBLE OFFICES in ICONIC OFFICE BUILDING

147sf(14sm) - 602sf(57sm)

TO LET

Chester House, 9 Windsor End, Beaconsfield, Bucks HP9 2JJ

- Unique representation of the building at Beaconscot Model Village - click here.
- Shared Kitchen and WC facilities.
- Electric heating throughout.
- Comfort cooling on 2nd floor.

LOCATION

The Grade II Listed property fronts Windsor End with views over the green and historic St Mary and All Saints Church, in the heart of Beaconsfield Old Town, benefitting from the good mix of office and residential occupiers as well as various specialist shops, pubs and restaurants. Free roadside parking is available in front of the building and the length of Windsor End.

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.

What3Words Location: ///**filer.starts.commented**







DESCRIPTION

The available space provides five individual offices on the first and second floors, as well as shared kitchen and wc facilities.

ACCOMMODATION

FLOOR	ROOM	SIZE	RENT PER MONTH*
1st	Front	170sf (16sm)	LET
1st	Front	122sf (11sm)	LET
1st	Rear	147sf (14sm)	UNDER OFFER
2nd	Front	254sf (24sm)	£ 950
2nd	Rear	201sf (19sm)	£ 755

* Rent includes electricity, water, common part and external maintenance/repairs, but excludes cleaning of the office, business rates and phone bills plus VAT if applicable.

LEASE

The rooms are available together or individually on terms to be agreed.

EPC RATING – C(75)

BUSINESS RATES - Qualifying “small businesses” occupying single rooms are likely to have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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