PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



GROUND FLOOR OFFICE TO LET

707sf (66sm)

The Three Pines, Penn,
Bucks HP10 8EG

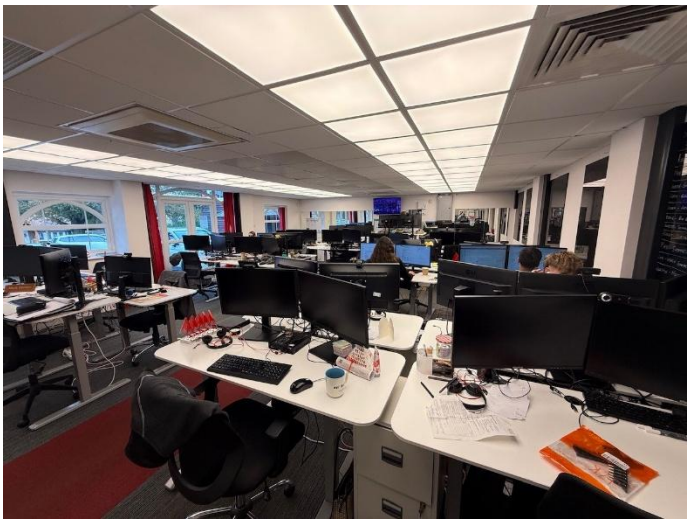
- **Open plan office.**
- **Air conditioned.**
- **Shared WC and Kitchenette facilities.**
- **Separate Board Room available for use.**

LOCATION – The property is located at the junction of School Road and Hammersley in the centre of the village, close to the village pond.

Penn is a mainly residential location with a selection of pubs and retail, situated 4 miles from both Beaconsfield and High Wycombe town centres, each providing a wide range of shopping and leisure facilities, as well as main road and rail links.

What3Words Location: ///**seatbelt.palace.line**







DESCRIPTION

The office available is an open plan suite on the ground floor of a two storey building with ceiling mounted air conditioning units.

Shared wc and kitchen facilities are also available on the ground floor along with a separate Board Room of 180sf, which can be made available for use as required.

LEASE

A new lease is available on terms to be agreed.

RENT – £24,750 per annum exclusive, plus VAT if applicable.

The 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.

BUSINESS RATES – The building currently has one rateable value for both ground and first floors in the 2026 Rating List. It is anticipated that the assessment will be split when a tenant for the ground floor is identified, potentially meaning that qualifying “small businesses” may have no Rates to pay. Confirmation Rates payable should be sought from Buckinghamshire Council 0300 131 6000.

EPC – **B(41)**

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk

October 2026



NICK BALL
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