PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICE WITH PARKING

TO LET 1,100sf (102sm)

McBride House, 32 Penn Road,

Beaconsfield, Bucks HP9 2FY

- Air conditioning.
- LED Lighting.
- 2 Car Spaces.
- Private Kitchen and WCs.
- Barrier Entry System to Private Car Park.

LOCATION

McBride House is prominently located fronting Penn Road in Beaconsfield New town.

Junction 2 of the M40 motorway is approximately 2 miles away and Beaconsfield Station on the Chiltern Line, serving London Marylebone and Birmingham is a short walk.

Short term public parking is available close to the building which is set among various leisure and retail outlets.

What3Words Location: ///craft.hops.courier



November 2026





DESCRIPTION
The office provides modern, open plan space on the first floor, with its own kitchen facilities.

An 8 person passenger lift serves the building which has communal wc facilities in the corridor outside the suite.

LEASE
The premises are available by way of a new lease on terms to be agreed.

RENT
£32,500pax. We are informed VAT is applicable to the rent.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the common areas.

EPC RATING
C(69).

RATES
Rateable Value £25,750. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

VIEWING
Viewing strictly by appointment through the sole agents:

PMCD
01494 683 644 – www.pmcd.co.uk



NICK BALL
nick@pmcd.co.uk
01494 683 644 - Beaconsfield

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