



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



PRESTIGIOUS MODERN OFFICES WITH PARKING

2,293sf (213sm)—4,618sf (429sm)

TO LET

Burnham Yard, Beaconsfield,

Bucks HP9 2JH

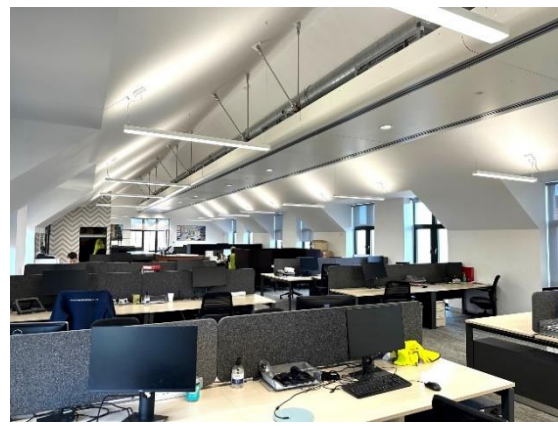
LOCATION

Burnham Yard is situated in the centre of Beaconsfield Old Town on the south side of London End (A40), less than 3 minutes drive from Junction 2 of the M40 motorway and about 25 miles west of central London. The M25 London orbital motorway is 4½ miles the east with London Heathrow readily accessible, approximately 12 miles away. Beaconsfield station is within walking distance, servicing the Chiltern Line which provides regular rail service to London (Marylebone), with a travel time of approximately 30 minutes.

Beaconsfield Old Town provides an unrivalled office environment with excellent restaurants and specialist shops. Regular “High Street” shopping and banking facilities are available in the New Town, approximately 1 mile away.

- Air conditioning.
- 8 Person passenger lift.
- LED Lighting.
- Fully accessible raised floors.
- Private parking.
- Shared outside break area.
- **FOR ORIGINAL BUILDING BROCHURE – [click here](#)**





DESCRIPTION

The two storey building, constructed in 2018, provides four suites over two floors. The space to be let comprises one suite on the ground floor, and another directly above, both structurally open plan, and currently occupied as one. The ground floor is arranged partly as a break out suite, the rest as a meeting suite with 4 separate meeting/board rooms with full height glazed partitioning.

Burnham Yard has been designed with sustainability in mind, with low energy lighting, low carbon VRF air source heating and natural ventilation. The heat pumps are reversible to provide active comfort cooling.

ACCOMMODATION

GROUND FLOOR SUITE 2,293sf (213sm)

FIRST FLOOR SUITE 2,325sf (216sm)

Car spaces are provided in the car park, 1 space per 306sf of floor space occupied.

LEASE

The suites are available, either together or individually, by way of a new lease on terms to be agreed.

RENT

£35psf per annum exclusive.

In addition, the tenant will pay a service charge in respect of the upkeep and maintenance of the common areas.

EPC RATING – B(35)

BUSINESS RATES

The Rateable Value of both suites appearing in the 2023 Valuation List is £113,000. Should the premises be let individually the space will need reassessing. Full details of Rates payable can be obtained from Buckinghamshire Council, Tel: 0300 131 6000.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

Nick Ball 01494 683644 nick@pmcd.co.uk



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

39 Windsor End, Beaconsfield, HP9 2JN

**PHILIP MARSH
COLLINS DEUNG**



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