



# PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



## MODERN OFFICE WITH PARKING TO LET 1,276sf (118sm)

First Floor, Pilgrim House,  
Packhorse Road, Gerrards Cross,  
Bucks SL9 7QE

- Air conditioning.
- 5 spaces in gated car park.
- Private kitchen and shower.
- Entry phone.

### LOCATION

Pilgrim House is situated in the centre of Gerrards Cross, adjacent to the Post Office and close to other shops and restaurants.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx. 3 miles, J1a M40 and J16 M25 approx. 6 miles.

The mainline railway station is 350 yards walking distance and is served by the popular Chiltern Line with regular services to Birmingham and approx. 20 minutes to London Marylebone.



What3Words Location: [///eating.bake.target](#)



PHOTOS TAKEN PRIOR TO CURRENT OCCUPATION

## DESCRIPTION

The office provides structurally open plan accommodation on the first floor. A shower room and tea station has been installed along with a full width glazed partition.

Shared male and female facilities are accessed from the common area.

5 car spaces are included in the car park at the rear.

## LEASE

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

## RENT

£35,000 per annum exclusive, plus VAT.

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

## EPC RATING – C(72)

## RATES

According to the Valuation Office website, the Rateable Value is £24,500. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 01895 837200.

## VIEWING

Viewing strictly by appointment through the sole agents:

**PMCD**

01494 683 644 – [www.pmcd.co.uk](http://www.pmcd.co.uk)



**NICK BALL**  
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**PHILIP MARSH  
COLLINS DEUNG**



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