



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FLEXIBLE OFFICES

218sf(20sm), 215sf(20sm) &
128sf(12sm)

TO LET

9a Burkes Parade, Beaconsfield,
Bucks, HP9 1NN

- Entry phone at pavement level.
- Shared Kitchen and WC facilities.
- Gas central heating throughout.

LOCATION

The offices are located on the western side of the B474 Station Road in Beaconsfield new town. Junction 2 of the M40 motorway is approximately 2 miles away, and the Chiltern Line serving London Marylebone and Birmingham, is available a short walk away.

The property is set among various banking, leisure and retail outlets.



What3Words Location: [///proud.paints.waddled](https://www.what3words.com/?w3w=///proud.paints.waddled)



DESCRIPTION

The building provides office accommodation on the first and second floors with two individual offices available on the second floor and another on the first.

The shared kitchen and two toilets are on the first floor.

RENT

ROOM	SIZE	RENT PER MONTH*
First Floor Front	218sf (20sm)	£640
Second Floor Front	215sf (20sm)	£630
Second Floor Rear	128sf (12sm)	£375

* Rent includes heating, electricity, water, common part and external maintenance/repairs, but excludes cleaning of the office and common parts, business rates, phone bills, building insurance and VAT if applicable. The tenants are also expected to make their own waste disposal arrangements.

LEASE

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

EPC RATING – D(90)

BUSINESS RATES - TBC

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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PHILIP MARSH
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