

OFFICES TO LET



830 – 2,230 Sq. Ft.

First & Second Floor Offices

Canon House, 27 London End

Beaconsfield Old Town

Bucks

HP9 2HN

**INDIVIDUAL FLOOR LETTINGS CONSIDERED
WITH PRIVATE PARKING**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Canon House is situated in the centre of Beaconsfield Old Town on London End (A40); less than 5 minute's drive to Junction 2 of the M40 motorway and approximately 25 miles west of Central London. Beaconsfield Old Town provides a superb office environment with excellent restaurants and shopping facilities within a short walking distance. Immediately to the east of the property is the Brasserie Blanc Restaurant.

Description

Canon House is an attractive Georgian Grade II Listed building. The offices have recently been refurbished to provide good size rooms with excellent natural daylight and a generous ground floor reception area. There are attractive shared landscaped grounds to the rear and the offices benefit from a large private car park accessed via Shepherds Lane.

The offices are air-conditioned and have male and female toilets on each level. There is a fully fitted kitchen on the first floor.

Accommodation

	Sq. Ft.	M2
First Floor	1,400	130.0
Second Floor	830	77.0
Total	2,230	207.0

Approx net internal area (NIA)

Amenities

- Gas-fired heating and A/C
- Fully Fitted Kitchen
- Male and Female Toilets on each floor
- Communal Gardens & Large Private Car Park
- Flexible lease terms

Terms

The offices are available as a single letting or consideration will be given to the letting of individual floors. Lease terms are available for 3 years and upwards on an effective full repairing and insuring basis.

Rent – on application.

Quoted rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Business Rates

The billing authority is South Bucks District Council and with reference to the VOA website the Rateable Values are:-

First Floor Offices - £27,750

Second Floor Offices - £12,500

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

Not required



Viewing and further information



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