

# SELF-CONTAINED OFFICES TO LET



**649** Sq.ft. (**60.3** Sq.M.) approx. N.I.A.

The Chapel  
London End

**Beaconsfield Old Town**

HP9 2HN

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is located in the Town Centre of Beaconsfield Old Town Close to local shops and restaurants and a few minutes' drive from the M40 motorway (Junction 2).

## Description

The offices comprise a 2 storey detached building that forms part of a complex of Grade Two Listed Buildings and provides fully modernised offices with adjacent garden and car parking.

There are two designated spaces in the adjacent car park.

## Accommodation

	Sq. Ft.	M2
<b>Ground Floor</b>		
Two offices	309	28.7
Two WCs		
<b>First Floor</b>		
Offices	340	32.6
<b>TOTAL</b>	<b>649</b>	<b>60.3</b>

*Approx net internal area (N.I.A.)*

## Terms

Rent: £20,000 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities.

Service Charge: In the region of £1,500 per annum.

The property is offered by way of a new lease on terms to be agreed.

The lease is to be outside the security and tenure provisions of the 1954 Landlord and Tenant Act.

## Business rates

The billing authority is South Bucks District Council

Rateable value: £9,800

We suggest any applicant makes their own enquiries to the rates payable by contacting the ratings officer directly but occupiers may be entitled to small business rates relief.

## Legal Costs/VAT

Each party to pay their own party's legal costs.

We are advised that VAT will be chargeable on the rent and other outgoings related to the property.

## Amenities

- Mainly open plan offices on two floors
- Adjacent Private Parking
- Large private garden area with pond

## Energy Performance Rating

Tbc



## Viewing and further information

**Ron Gower**

[ron.gower@kemptoncarr.co.uk](mailto:ron.gower@kemptoncarr.co.uk)

07831 899443

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

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PROPERTY CONSULTANTS