



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

1,915sf(178sm)-3,835sf(356sm)

**First & Second Floors, Penn House,
Station Road, Gerrards Cross, Bucks
SL9 8EL**

- Part Air Conditioning.
- LED Lighting.
- 8 Person Passenger Lift.
- Up to 14 Car Spaces.
- Raised Floors.

LOCATION

The building is situated in the centre of Gerrards Cross, adjacent to the railway and Tesco superstore, opposite Waitrose and close to all shopping and leisure outlets.

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 station is served by the popular Chiltern Line with regular services to London Marylebone and Birmingham.

What3Words Location: **///fishery.horns.order**





First Floor



Second Floor

DESCRIPTION

Both floors to be let provide structurally open plan accommodation with one partitioned office/Board Room plus another separate office/break out room on the first floor. On the second there is another general office with two other partitioned offices. Both floors, served by the passenger lift, provide WC facilities and kitchenettes. The first floor space to be let provides structurally open plan accommodation, with two offices having been created internally with full height, glazed partitioning. There is also a kitchen/break out area.

ACCOMMODATION

First Floor 1,920sf (178sm). Second Floor 1,915sf (178sm).

LEASE

The premises are available either as two floors or together, by way of a new lease(s) on terms to be agreed.

RENT

Offers are invited in the region of **£26.50psf per annum exclusive, plus VAT.**

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

EPC RATING –

First Floor **B-43.** Second Floor **C-58.**

RATES

The Rateable Value for both floors is £55,500. The Assessment would need to be split if the floors were let individually. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 01296 585096.

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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