



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FLEXIBLE OFFICE

248sf(23sm)

TO LET

Room 5 Jupiter Suites, Packhorse Road,
Gerrards Cross, Bucks SL9 7DA

LOCATION

The building is situated in the centre of Gerrards Cross, close to the Tesco Superstore as well as all other shopping and restaurants, and the railway station.

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 Birmingham and approximately 25 minutes to London Marylebone.

What3Words Location: [///proud.paints.waddled](#)

- LED lighting.
- Shared Kitchen and WC facilities.
- Gas central heating.



April 2026



DESCRIPTION

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

The shared kitchen and toilets are on the first floor.

RENT

Second Floor Front	248sf (23sm)	£820pcm*
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* Rent includes heating, electricity, water, common part and external maintenance/repairs, but excludes business rates, phone bills, building insurance and VAT which is chargeable on the rent.

LEASE

The room is available on terms to be agreed.

PARKING

A private parking space is available to occupiers on a licence basis for a fee of £85 plus VAT per calendar month.

EPC RATING – C(54)

BUSINESS RATES - According to the Valuation Office Website, the figure in the 2026 Rating List is £3,550. At this figure, qualifying “small businesses” will have no Rates to pay. Confirmation of this figure and the rates payable should be sought from the local billing authority.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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**PHILIP MARSH
COLLINS DEUNG**



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