

Offices To Let

729 sq.ft (67.68 sq.m)

**1ST & 2ND FLOOR OFFICES
11 PENN ROAD
BEACONSFIELD
BUCKS HP9 2PD**

Location

Located on Penn Road in the centre of Beaconsfield New Town. The office is located near Warwick Road public car park and Waitrose Supermarket.

Beaconsfield train station is a few hundred yards away, which gives access to both London Marylebone and Birmingham Snow Hill train stations.

Description

The property consists of both 1st and 2nd Floor accommodation with its own dedicated entrance from Penn Road. The accommodation provides individual office space as follows:

1 st Floor Offices	44.75sq.m	482sq.ft
2 nd Floor Offices	<u>22.93sq.m</u>	<u>247sq.ft</u>
	67.68sq.m	729sq.ft

The property includes:

- Male and female toilets
- Category II lighting
- Large storage room
- Modernised kitchenette
- Central heating with new boiler

Terms

A new flexible effective FRI lease is available directly from the landlord on terms to be agreed.

Rental Price

£15,000 per annum exclusive

EPC

The EPC rating for the offices is Grade D - 88



Availability

The property will be available Q2 2019.

Rates

Rateable Value 2017: £13,000
Information on rates payable should be verified with the Local Authority, South Bucks District Council.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by prior appointment with sole agent:

Stuart Rider
01494 689617
07736 923569
stuart.rider@jaggardbaker.co.uk

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Performance Certificate

Non-Domestic Building



FIRST AND SECOND FLOORS
11 Penn Road
BEACONSFIELD
HP9 2PN

Certificate Reference Number:
9900-5947-0338-8062-6024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	82
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	81.88
Primary energy use (kWh/m ² per year):	475.15

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock