Offices To Let

Jaggard Raker

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	22.93sq.m	<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

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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. Jacquard 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.

Jaggard Baker LLP McBride House 32 Penn Road Beaconsfield Bucks, HP9 2FY

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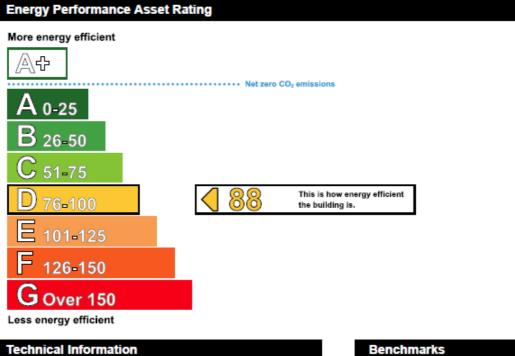
Energy Performance Certificate Non-Domestic Building

HMGovernment

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.



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/m² per year):		475.15

Benchmarks

Buildings similar to this one could have ratings as follows:



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