

35 Wycombe End

Beaconsfield Old Town

To Let
High Quality
Modern
Office Building
1,325 sq ft
(123 sq m)



Location

The building is conveniently located fronting the A40 Wycombe End in the heart of the popular Beaconsfield Old Town. Junction 2 of the M40 motorway is approximately 1 mile away providing good access to the M25 London Orbital route and Heathrow Airport.

Beaconsfield railway station is approximately 1 mile away and provides fast and regular mainline services to Central London (Marylebone) and Birmingham.

The Old Town is host to a good mix of office and residential occupiers and various specialist shops, pubs and restaurants.



Description

The property provides mainly open plan office accommodation, part full height with vaulted ceiling and good natural light, and part two storey. There is a private car park at the front secured by an electronic gate.

Amenities

- Comfort cooling
- Private car parking
- Gas fired central heating
- WC and kitchenette facilities

Accommodation

Ground Floor	937 sq ft	37 sq m
First Floor	388 sq ft	36 sq m
TOTAL	1,325 sq ft	123 sq m

Tenure

The premises are available by way of a new lease for a term to be agreed.

Rent

On application.

Viewing

Strictly by appointment through sole agents: Philip Marsh Collins Deung

Contact: Nick Ball -
nick@squaremetre.com



**PHILIP MARSH
COLLINS DEUNG**
Chartered Surveyors
01494 680000
squaremetre.com