



Commercial Property Consultants

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PROPERTY PARTICULARS

reliminary Particulars

**REFURBISHED SELF-CONTAINED
PERIOD OFFICE SUITE WITH PARKING**

**10 Shepherds Lane
Beaconsfield
Bucks HP9 2DT**



622 Sq Ft (57.81 sq M)

TO LET

LOCATION – 10 Shepherds Lane is situated close to the junction with Aylesbury end in Beaconsfield Old Town, opposite the White Hart. Junction 2 of the M40 motorway is within a mile of the property. Free street parking is available within the Old Town.

DESCRIPTION –A self-contained period office suite at first floor level with its own street entrance, WC and kitchen facilities.

Parking for at least two cars is included at the rear.

ACCOMMODATION

Ground Floor - Entrance foyer, kitchenette and WC

First Floor Offices - 622 sq.ft. (57.81 sq.m)

AMENITIES

- Hardwood flooring
- Skirting trunking
- WC and kitchen facilities
- LED downlights
- Air conditioning / heating

TERMS – A new full repairing and insuring lease for a term to be agreed.

RENT – £18,750 per annum exclusive. VAT is not applicable in this case.

Alternatively, a fully inclusive single hot desk arrangement may be available on flexible terms, more details upon request.

RATES – To be separately assessed.

NB. Small Business Relief may apply.

LEGAL COSTS – Each party to bear their own legal costs involved in the transaction.

ENERGY PERFORMANCE RATING – To be confirmed.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy
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