



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

OFFICES WITH PARKING

**DISRAELI HOUSE
12 AYLESBURY END
BEACONSFIELD
BUCKS HP9 1LW**



**TO LET
650ft² (60m²)**

LOCATION

The property is situated in the centre of Beaconsfield Old Town on Aylesbury End and benefits from good rail and road communications with Junction 2 of the M40 and the mainline train station approximately 1 mile away. The Old Town also provides a good supply of specialist shops, pubs and restaurants.

EPC RATING – C73

DESCRIPTION

Situated on the first floor, the available space provides open plan accommodation benefitting from the following:

- Air conditioning units.
- 2 private car spaces.
- WC and Kitchen.
- Loft storage.

ACCOMMODATION

First Floor	650sf	60sm
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LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

Offers are invited in the region of £22,750 per annum exclusive.

A service charge to cover the upkeep and maintenance of the common areas and services applies.

BUSINESS RATES

According to the Valuation Office website property has a Rateable Value in the 2017 Rating List of £10,000. Confirmation of this figure and the rates payable should be sought from the local billing authority, South Bucks District Council 01895 837200.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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Subject to Contract 4/2019