



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FITTED OFFICES WITH PARKING TO LET 3,680sf(342sm)

Canon House, London End,
Beaconsfield, Bucks HP9 2HN

- Comfort Cooling & Gas Central Heating.
- 14 Car Spaces.
- Landscaped Gardens.
- Mainly Open Plan.
- Desks, cabling etc. included.

LOCATION & DESCRIPTION – The distinctive, Grade II Listed, Canon House is situated in Beaconsfield Old Town, fronting London End (A40) and benefits from good rail and road communications with Junction 2 of the M40 and the mainline train station, serving the Chiltern Line between London Marylebone and Birmingham, a short distance away.

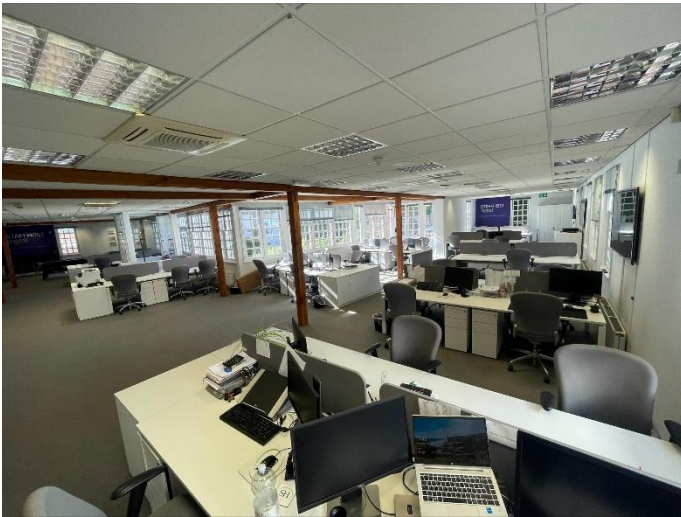
The space to be let is all on the ground floor and comprises a mix of meeting rooms at the front and a large, open plan, general office looking out on to the gardens at the rear.

The Old Town also provides a good supply of specialist shops, pubs and restaurants.



What3Words Location: [///extra.thigh.token](https://www.what3words.com/extra.thigh.token)

July 2025



COMMUNICATIONS

M40 J2 – 1 mile

M4 J6 – 8 miles

M25 J16 – 4.5 miles

Central London - 25 miles

Beaconsfield Station – 1 mile

Heathrow Airport – 14 miles

ACCOMMODATION – Meeting Rooms 882sf (82sm)
General Office 2,798sf (260sm)

LEASE - A new lease is available on terms to be agreed.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the common areas.

EPC RATING - C(57).

BUSINESS RATES - Rateable Value £58,500. Confirmation of the amount payable should be sought from Buckinghamshire Council on 01895 837200.

VIEWING - Viewing strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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**PHILIP MARSH
COLLINS DEUNG**



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