



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET - 367sf (34sm)

The Granary at Woodlands Court,
Beaconsfield, Bucks HP9 2SF

LOCATION

Set in a stunning rural location, the Granary forms part of Phase II of the highly successful Woodlands Court development.

Accessed from a private road, the property is approximately 1 mile from the M40 (J2), where there is ready access to the M25 and M4 linking to Central London, the Midlands and Heathrow Airport.

Beaconsfield services at J2 provides a wide range of food and beverage outlets, as well as a hotel and Regus Business Centre.

Beaconsfield Station has regular Chiltern Line services to London Marylebone and Birmingham..

What3Words Location: [///claims.often.soda](#)

- 2 Car Spaces.
- Kitchen, Shower and WC on Ground Floor.
- 1Gb Superfast Broadband.
- Central heating via Air Source Heat Pumps.
- Private Gated Development.





COMMUNICATIONS

M40 J2 – 1 mile

M25 J16 – 4.5 miles

Beaconsfield Station – 3 miles

M4 J6 – 8 miles

Central London - 25 miles

Heathrow Airport – 14 miles

ACCOMMODATION – Ground floor 160sf (15sm)

First floor 207sf (19sm)

LEASE

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

RENT

£14,500pax. We are informed VAT is applicable to the rent.

EPC RATING

A(21).

RATES

Rateable Value £11,500. At this figure, qualifying “small businesses” will have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk

September 2024



NICK BALL

nick@pmcd.co.uk

01494 683 644 - Beaconsfield

PHILIP MARSH
COLLINS DEUNG



39 Windsor End, Beaconsfield, HP9 2JN

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.