



**AITCHISON  
RAFFETY**



- SUITE 1 - LET
- 2,968 Sq ft Remaining
- Modern open plan office space with the potential to take smaller suites
- Excellent natural light
- Air conditioned
- On site parking available
- Reception area and lift
- Good sized communal kitchen
- Use of meetings rooms

Connor Harrington  
Connor.Harrington@argroup.co.uk  
01494 480 870

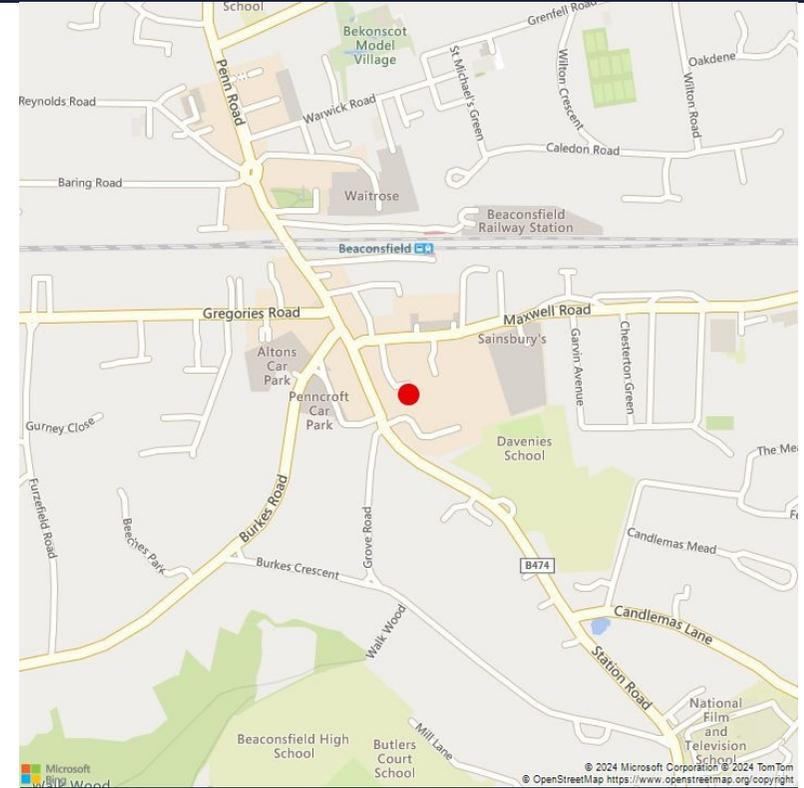
**55 Station Road, Beaconsfield, Buckinghamshire, HP9 1QJ**

Prominent second floor town centre offices

Approx. 2,968 Sq Ft (275.73 Sq M)

**To Let**

# 55 Station Road, Beaconsfield, Buckinghamshire, HP9 1QJ



## Description

The property is located in the centre of Beaconsfield New Town within minutes of all local amenities. The available suite is located on the second floor and benefits from air conditioning and excellent natural light. The suite is accessed via a communal reception on the ground floor and is ready for immediate occupation.

The property benefits from excellent communications being within a 5 mins walk of the Beaconsfield mainline train station serving the Chiltern Line with regular services into London Marylebone from as little as 30 mins. The property is also well located via the road networks being within a mins driving distance of the M40 (J2) with access thereafter onto the M25.

## Location

Located in a prominent position close to nearby occupiers including Gail's Bakery, M&S Foodstore, WH Smiths and Sainsburys.

## Rent

£23.50 per sq ft

## Terms

Available by way of a sublease on effective FRI terms, for a term until May 2029.

## Business Rates

To be confirmed.

## VAT

This property is subject to VAT.

## Energy Performance Rating

B 48

## Service Charge

A service charge will be applicable. Further details on application.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

By appointment only with joint agents

Aitchison Raffety  
Connor Harrington  
01727 732 210

Harringtons Commercial  
Bill Harrington  
01494 678 333



www.argroup.co.uk



## IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.