



# PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

## OFFICES

**42A PACKHORSE ROAD  
GERRARDS CROSS  
SL9 8EB**



**TO LET  
625ft<sup>2</sup> (58m<sup>2</sup>)**

### LOCATION

The building is situated in the centre of Gerrards Cross, close to both the Tesco Superstore and Waitrose as well as all other shopping and restaurants.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx 3 miles, J1A M40 and J16 M25 approx 6 miles. The mainline station is served by the popular Chiltern Line with regular services to Birmingham and approx 25 minutes to London Marylebone.

**EPC RATING – D87**

The available space is situated on the second floor and provides cellular accommodation within a private “suite” arranged in 4 separate offices, and benefits from the following:

- Private kitchen facilities.
- Central heating.
- Cat II fluorescent lighting.

### ACCOMMODATION

Second Floor 625sf 58sm

### LEASE

The premises are available by way of a new lease for a term to be agreed.

### RENT

£19,500 per annum\*.

\*Rent includes electricity, water, building insurance, common part and external maintenance/repair but excludes business rates, phone bills and VAT if applicable.

### BUSINESS RATES

According to the Valuation Office website property has a Rateable Value in the 2017 Rating List of £6,300. 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**

01494 680000

[www.pmcd.co.uk](http://www.pmcd.co.uk)

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Subject to Contract - 03/2019