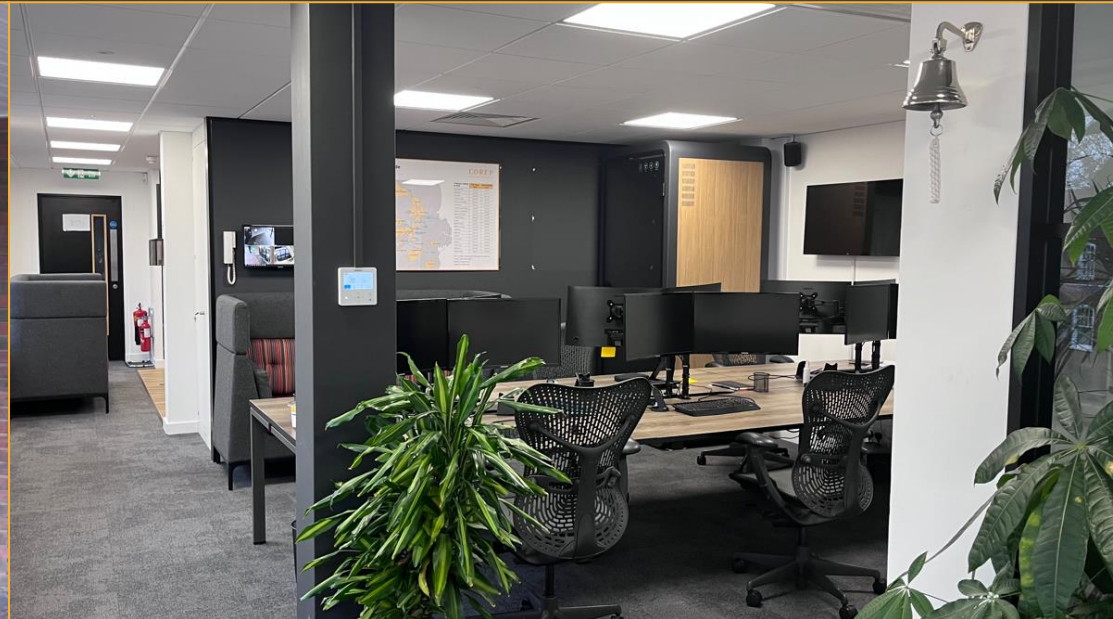


TO LET

COREP



10 Penn Road, Beaconsfield, HP9 2LH

1st Floor Office – 1,240 sq ft
Available via sublease

Summary

- Excellent Quality Offices
- Fully Fitted, Plug & Play
- Adjacent to Beaconsfield Train Station
- Panoramic Views
- Lots of natural light
- Air Conditioned
- LED Lighting
- Large Breakout Area
- Available Spring 2023
- Rent - £46,500 pa
- 3 Parking Spaces
- EPC - C

Sim Khatkar: 07896 940047

Sean Cleaver: 07748 963378

Website: co-rep.co.uk

10 Penn Road

1st Floor – 1,240 sq ft

COREP

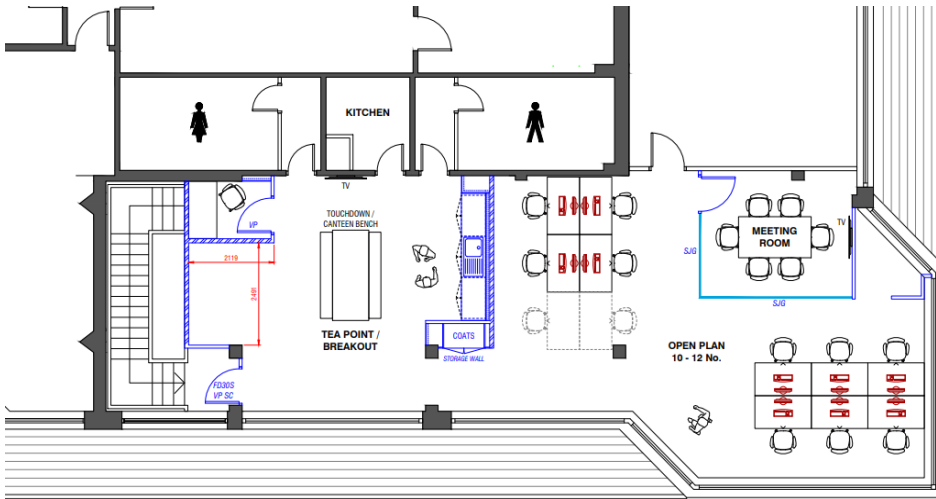
Current Itinerary

The 1st floor has been comprehensively refurbished and fitted out by the existing occupier to a high specification. The space offers a high end, plug and play environment available for immediate occupation.

- 12 fixed desks
- 6 person board room
- A phone booth
- Separate Kitchen with dishwasher and Fridge Freezer
- Central social hub with integrated wine / beer fridge
- Male and Female w/c's
- CCTV
- Staff stationary lockers
- Integrated Sonos speakers

(please note that the single movable booth and 4 person booths are not included with the letting but are available at an additional charge).

Floor Plan



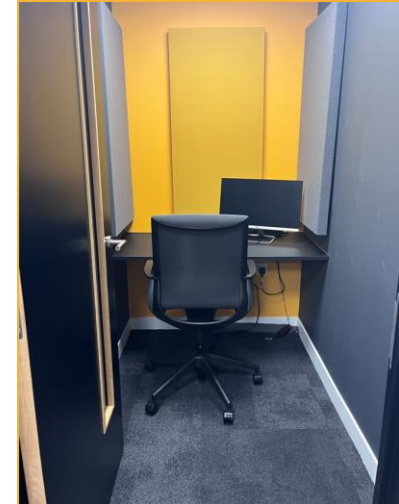
Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.

10 Penn Road

1st Floor – 1,240 sq ft

COREP



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10 Penn Road

1st Floor – 1,240 sq ft

COREP

Location

Located in the heart of Beaconsfield, 10 Penn Road is conveniently situated immediately outside of Beaconsfield Mainline Railway Station which offers fast and direct access to London, Oxford and Birmingham.

In addition to its excellent rail connectivity, 10 Penn Road is situated a short drive from Junction 2 of the M40 which is a short distance away from the M25 and M4 motorways.

Beaconsfield itself offers a host of restaurants, pubs, shops and supermarkets all within a short distance of the subject premises.

Description

The subject space is located on the 1st floor of the building and is currently occupied on a lease until 7 March 2026.

The base build specification and wider offering includes:

- Floor to ceiling height – 2.4m
- LED lighting
- Air conditioning / comfort cooling
- Separate Kitchen
- Male / female w/c's
- Town Centre location
- Adjacent to Beaconsfield Railway Station
- 3 allocated parking spaces
- Lots of natural light
- EPC: C

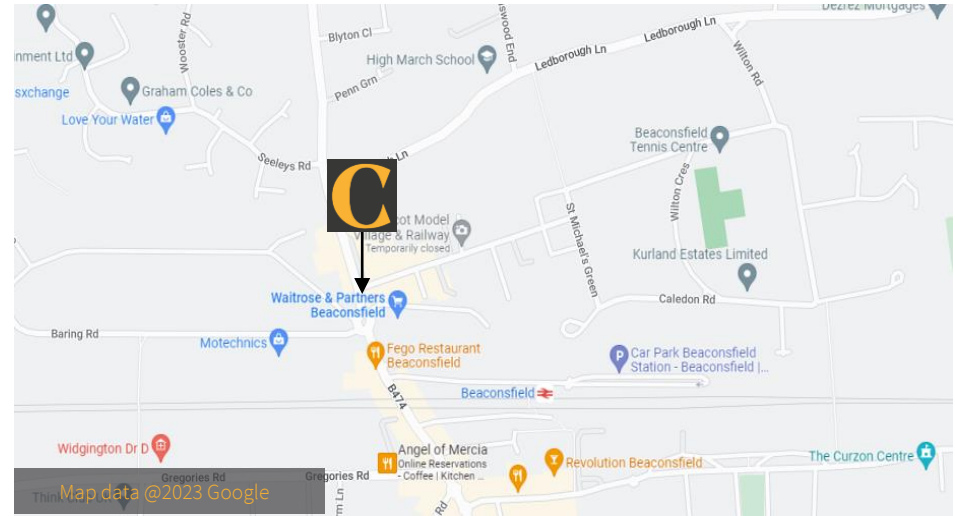
Viewings

COREP

Sim Khatkar
Sean Cleaver

07896 940097
07748 963378

simk@co-rep.com
seanc@co-rep.com



Terms

A new sublease available for a term of years to be agreed. Any subleases will be required to end no later than 7th February 2026.

Rent

The rent for the office space is £46,500 per annum exclusive of Business Rates, Service Charge and Building Insurance.

Energy Performance Rating

EPC Rating - C

Legal Costs

Each party to bear their own legal cost. The Superior Landlord costs will be covered by the outgoing Tenant.

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