

# UNIT 3A BURKE LODGE

## 20 London End Beaconsfield HP9 2JH

### The Complex

Burke Lodge is situated on the south side of London End, Beaconsfield

Unit 3a is approached via impressive 16th Century electric coach doors. The office is on the upper floor of the complex with a large south-facing picture window



### The Town of Beaconsfield

The town of Beaconsfield is located 5 minutes from Junction 2 of the M40 motorway making Heathrow a 20 minute journey. The Beaconsfield mainline offers a regular service into London Marylebone (35 minutes) Locally there is a very good range of services, shops, restaurants and pubs



### The Accommodation

The offices are structurally open plan but have been arranged with glazed partitioning to also provide a private office/meeting room

There is approximately 65.6m<sup>2</sup> (706ft<sup>2</sup>) of internal floor area



## The Facilities

The offices are due for re-decoration so an early commitment would allow the tenant to obtain decoration in their preferred style

- Available furnished or unfurnished
- On-site parking (up to 8 places)
- Kitchenette and WC
- Gas central heating
- Intruder alarm
- Category II light diffusers
- Entryphone system

## The Lease

- A fully repairing and insuring lease for a term to be agreed at a minimum rent of £22,500 per annum
- Both parties' legal costs are to be borne by the in-going tenant

## Directions

Parking in the Old Town of Beaconsfield in the vicinity of Unit 3a is free



## Contact Details



Address      **UNIT 3A BURKE LODGE**  
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