



# PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



## LIVE/WORK OPPORTUNITY 635sf OFFICES AND 1 BED FLAT TO LET

1&1A BULSTRODE WAY  
GERRARDS CROSS SL9 7QT

- TOWN CENTRE LOCATION
- OFFICE AND RESIDENTIAL ELEMENTS ENTIRELY SELF CONTAINED
- MODERN KITCHEN AND BATHROOM IN RESIDENTIAL 2<sup>ND</sup> FLOOR
- LED LIGHTING TO BE PROVIDED IN 1<sup>ST</sup> FLOOR OFFICES

**LOCATION** – The building is in the centre of Gerrards Cross, prominently situated on the corner of Bulstrode Way and Packhorse Road, opposite the Post Office, and close to 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.





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**ACCOMMODATION** – The premises are accessed at pavement level via their own front door.

Separate male and female toilets are provided in the 1<sup>st</sup> floor offices along with a kitchen/break out area.

**LEASE** – A new lease is available for the whole, on terms to be agreed.

**RENT** – £21,500 per annum exclusive. VAT is not currently applicable to the rent.

**BUSINESS RATES AND COUNCIL TAX** – the figure in the 2017 rating List for the offices is £6,800 Rateable Value, the flat is Band C.

For confirmation of these assessments and the amounts payable, please contact Buckinghamshire Council on 01895 837540.

**EPC RATING** – Office E. Flat E

**VIEWING** – Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**

01494 680000 [nick@pmcd.co.uk](mailto:nick@pmcd.co.uk)

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01494 680000

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

39 Windsor End  
Beaconsfield HP9 2JN

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