



Phoenix House

To Let: 5,000 - 15,000 SQ FT

For Sale: Whole Building

PHOENIX HOUSE

Phoenix House is a Grade A office building within an excellent Strategic location in Gerrards Cross, Buckinghamshire.

Designed with occupier satisfaction in mind, the building is set next to an extensive natural woodland within a fully landscaped environment. Completed to a very high specification, Phoenix House incorporates a number of striking design features whilst offering maximum space flexibility.

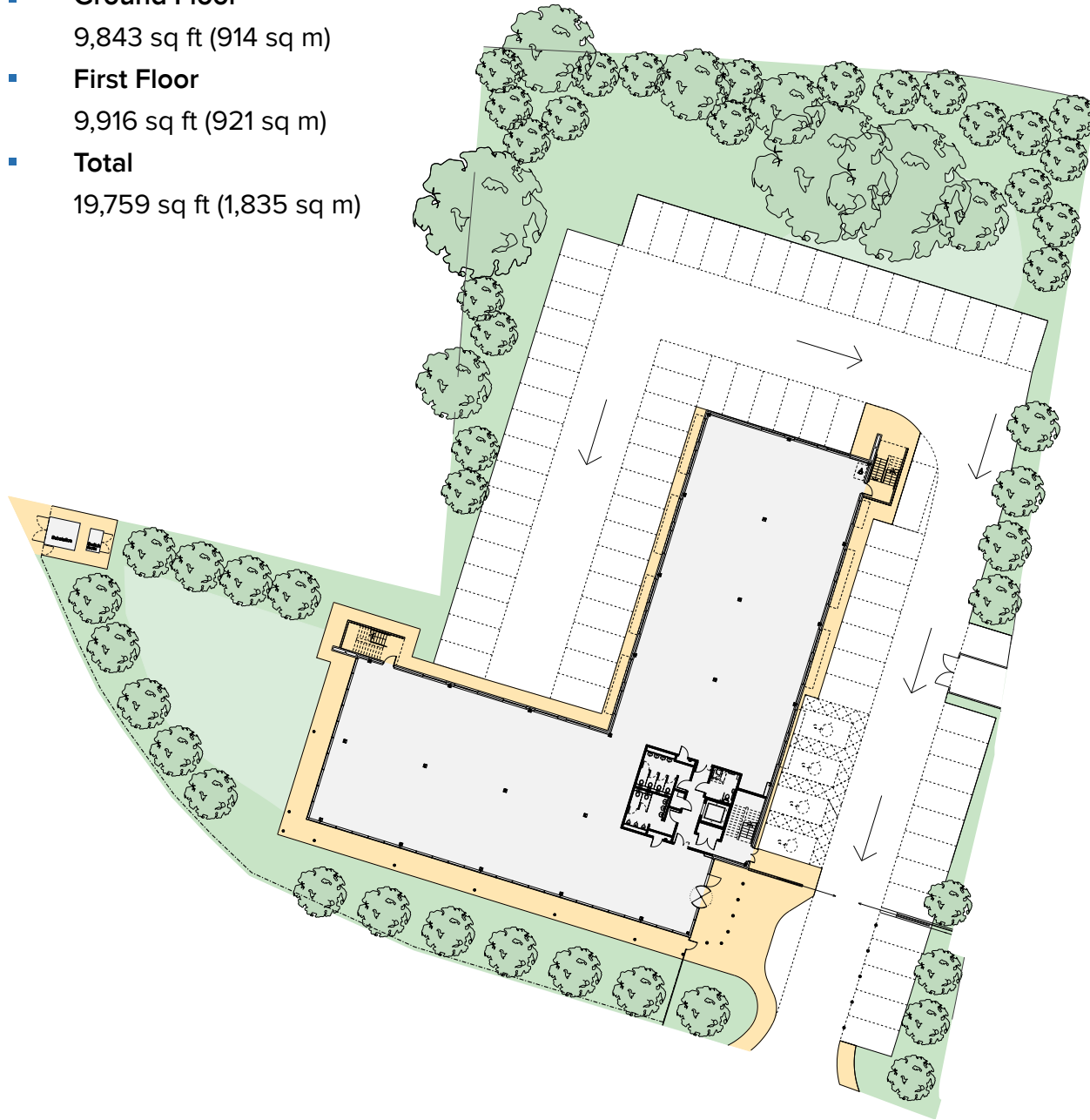
SPECIFICATION

- High Efficiency VRV/VRF Air Conditioning and fresh air ventilation system
- Integrated Building Energy Management Control System
- LG7 Compliant Lighting
- Designed to achieve a BREEAM 'Very Good' Rating
- Energy Performance Certificate (EPC) rated 'B'
- Fully accessible raised floor
- 8 person passenger lift
- Male, female and disabled toilets to each floor
- Shower facility
- 78 parking spaces (1:253 sq ft)
- DDA compliant
- Fully secure gated environment
- Landscaped amenity area

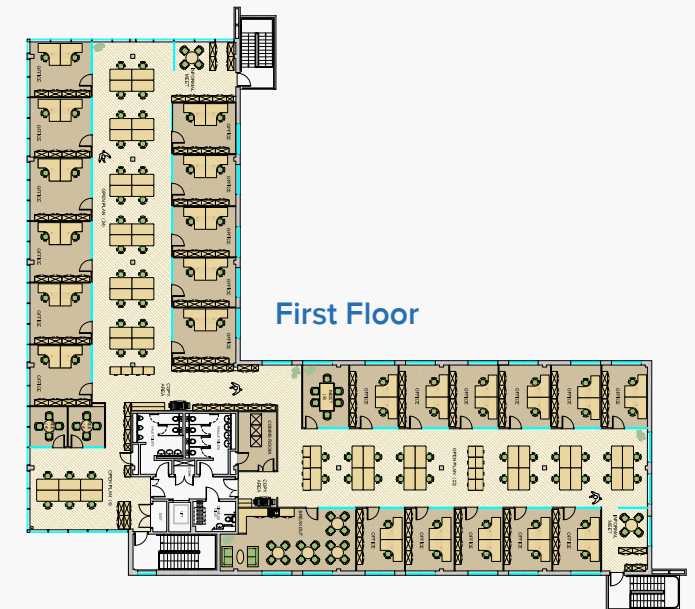


SITE MAP

- **Ground Floor**
9,843 sq ft (914 sq m)
- **First Floor**
9,916 sq ft (921 sq m)
- **Total**
19,759 sq ft (1,835 sq m)



FLOOR PLANS



LOCATION

Phoenix House is prominently positioned fronting the A40 Oxford Road. The location allows easy access to the motorway network being less than 2 miles from Junction 1 of the M40, providing a link to Central London and the M25.

Gerrards Cross and Denham railway stations are both less than two miles from Phoenix House, providing fast and frequent services to London Marylebone Station. Additionally, the London Underground network can be accessed from Uxbridge town centre, less than 3 miles away.

CONNECTIONS

Road	Distance	Local Amenities
M40	2 Miles	Tescos Gerrards Cross
M25	3 Miles	Stoke Park Country Club Spa Hotel
Uxbridge	3 Miles	Buckingham Golf Club Denham
London Heathrow Airport	8 Miles	Ugly Duckling Restaurant
Central London	35 Miles	Waitrose Gerrards Cross
		Gerrards Cross Heath Club
		Londis Denham
		Indigo Bar And Restaurant
Rail	Time	
Gerrards Cross - Marylebone	25 Minutes	
Denham - Marylebone	22 Minutes	
Uxbridge - Baker Street	40 Minutes	

ARRANGE A VIEWING



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