



## The River Wing & Tower House

Latimer Park, Chesham, HP5 1TU

### **MODERN OFFICE SUITES - TO LET - LATIMER PARK, CHESHAM**

**200 to 976 sq ft**  
(18.58 to 90.67 sq m)

- Mix of open plan, cellular and meeting rooms
- Air conditioning for heating and cooling
- Modern kitchenette in each suite
- Door entry system
- Rural location with views of the River Chess

# The River Wing & Tower House, Latimer Park, Chesham, HP5 1TU

## Summary

<b>Available Size</b>	200 to 976 sq ft
<b>Rent</b>	£25 per sq ft Plus service charge and VAT
<b>Business Rates</b>	Included in the rent
<b>Service Charge</b>	£7 per sq ft Service charge at £4 psf plus Heating & Electricity £3 per sq ft. Overall cost of £7 psf.
<b>VAT</b>	Applicable. VAT is payable on the rent and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

The property benefits from superb views over the neighbouring countryside, being situated in an area of outstanding natural beauty & within the Metropolitan Green Belt, yet so close to the M25, London & Watford.

Occupiers benefit from shared reception & WC facilities. Each suite benefits from heating and cooling via air conditioning, carpeting, perimeter trunking, and a kitchenette. There is a mix of open plan, cellular and meeting rooms. Parking is available on a 1:150 ratio.

## Location

The property is located within the idyllic surroundings of Latimer Park Estate, just off the Latimer Road, approximately 2 miles from Chalfont & Latimer Station which offers a regular underground (Metropolitan Line) and National Rail (Chiltern Railways) services to central London. The property is within a 5 minute drive of Chesham and a 10 minute drive from junction 18 of the M25 at Chorleywood.

## Accommodation

The accommodation comprises the following areas:

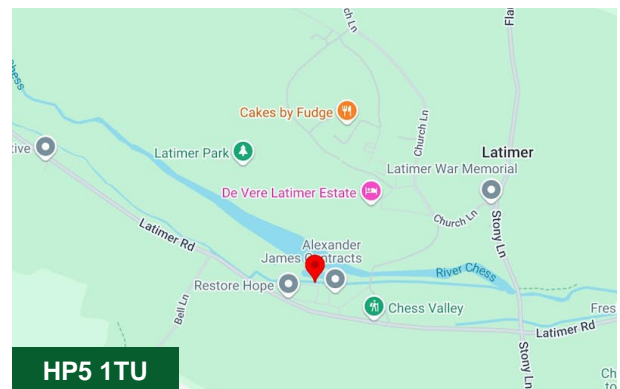
Name	sq ft	sq m	Availability
Ground - Tower House Suite A	667	61.97	Available
1st - Tower House Suite D	976	90.67	Available
1st - Tower House Suite E5	180	16.72	Available
<b>Total</b>	<b>1,823</b>	<b>169.36</b>	

## Terms

Available on a new lease direct from the Landlord on terms to be agreed.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**Neave DaSilva**

01494 796054 | 07827 908926

nds@chandlergarvey.com







