

## **BUSINESS SPACE TO LET ON FLEXIBLE TERMS**

Sefton Park is a landscaped office park within 34.5 acres of Buckinghamshire countryside, just 3 miles north of Slough and 4 miles south of Gerrards Cross, between the M4, M25 and M40.

- **OFFICES - 6,040 SQ FT TO 46,713 SQ FT**
- **SECURE STORAGE & OPEN STORAGE**
- **PLENTIFUL SURPLUS CAR PARKING**



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## BLOCK E



Block E is the largest of the offices on Sefton Park and is of brick construction totalling 46,713 sq ft NIA arranged over ground and two upper floors arranged in an 'E-shape'. The building is vacant.

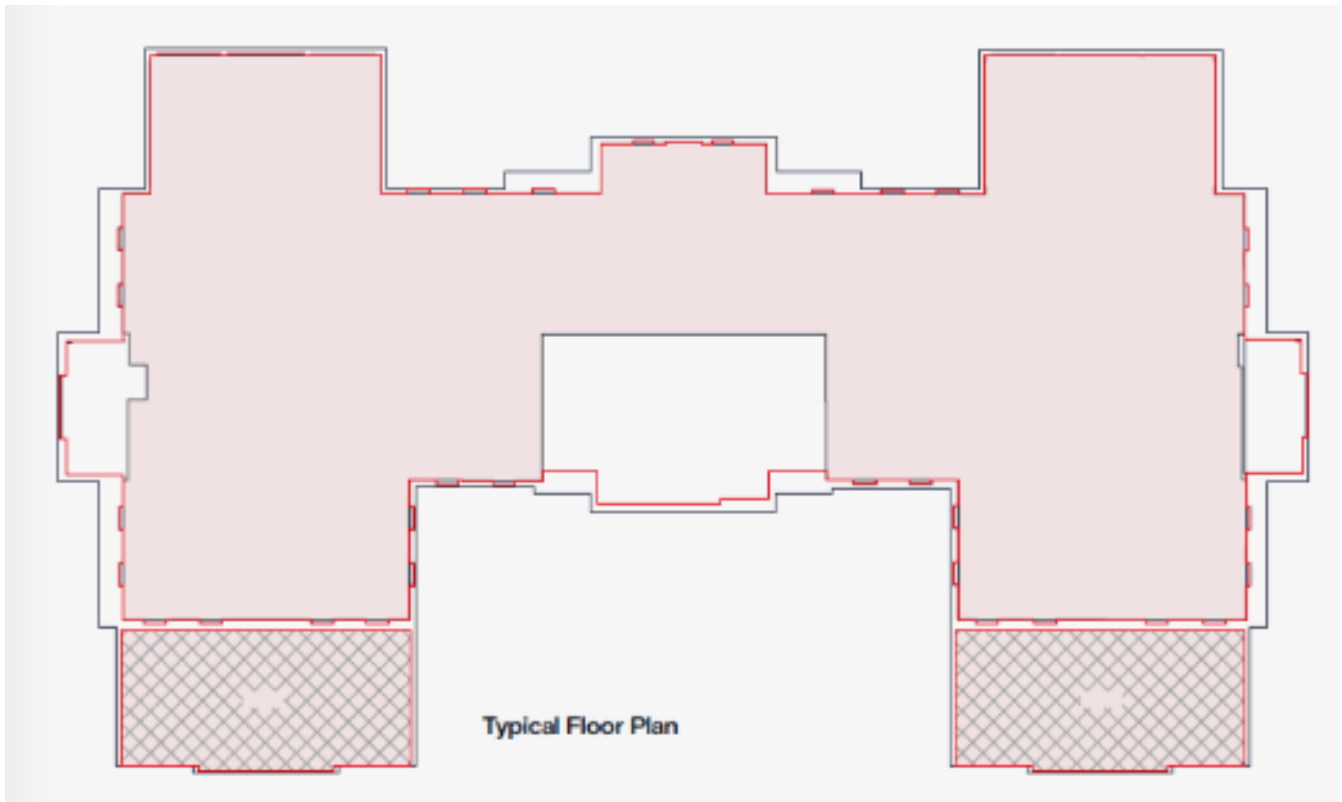
The office specification includes raised access floors, two passenger lifts, suspended ceilings with LED lighting, and male and female WCs at all floors. The previous tenant is understood to have completed upgrade works in 2017 & 2020, as well as replacing 7 boilers and installing 2 new primary hot water pumps in 2022, replacing chillers/pumps in 2020 and installing new BMS and a new generator in 2019. There is also a large restaurant area at ground floor.

The building benefits from 168 car parking spaces, reflecting a ratio of 1:278 sq ft.

Area Summary	
Floor	Area NIA (sq ft)
2 <sup>nd</sup>	13,394
1 <sup>st</sup>	16,322
Ground	15,659
Reception	1,338
<b>Total</b>	<b>46,713</b>



## Block E - Typical Floor Plan



## Manor House & Block E



## Sefton House / Block B



Sefton House comprises a modern office of 12,129 sq ft arranged over ground and first floor. The property is the smallest office building and is prominently situated at the park entrance adjacent to the Manor House and facing onto the central fountain.

The reception leads to a central 10x person lift and staircase. The floor plates provide light, flexible accommodation. The specification was upgraded in 2016 including a reconfigured reception, raised access floors, a 10-person (800KG) passenger lift, VRF air conditioning, suspended metal tiled ceilings with LED lighting, and male and female WCs at all floors.

The ground floor is occupied by Servier. The first floor is unrefurbished but well fitted out. The building benefits from 60 car parking spaces, reflecting a ratio of 1:202 sq ft.

Area Summary	
Floor	Area NIA (sq ft)
1 <sup>st</sup>	6,042 available
Ground	Let to Servier
<b>Total</b>	<b>12,129</b>



## The Manor House / Block A (Vacant)



The Manor House is a Grade-II listed period building situated in a commanding position to the south of the commercial land, with a large terrace looking south across the sports pitches and parkland. The building totals 7,899 sq ft and is arranged over ground and first floor.

According to the Historic England, the house was originally developed in c.1830 (in the place of a previous house), altered in c.1900 and then converted to offices in 1948. There is an attractive, elaborate oak-panelled Jacobean style entrance hall with wood panelled fireplace and staircase.

The Manor House is vacant and only the first floor providing refurbished space. The specification includes 4-pipe fan coil air-conditioning, gas fired boilers and packaged chillers with a perimeter system. The Manor House and its sizeable terrace offer rarefied, characterful space that would be well suited to residential, or private medical, care home/assisted living or wellness uses. The building benefits from 36 car parking spaces, reflecting a ratio of 1:219 sq ft.

### Area Summary

Floor	Area NIA (sq ft)
1 <sup>st</sup>	3,779
Ground	3,165
Reception	955
<b>Total</b>	<b>7,899</b>

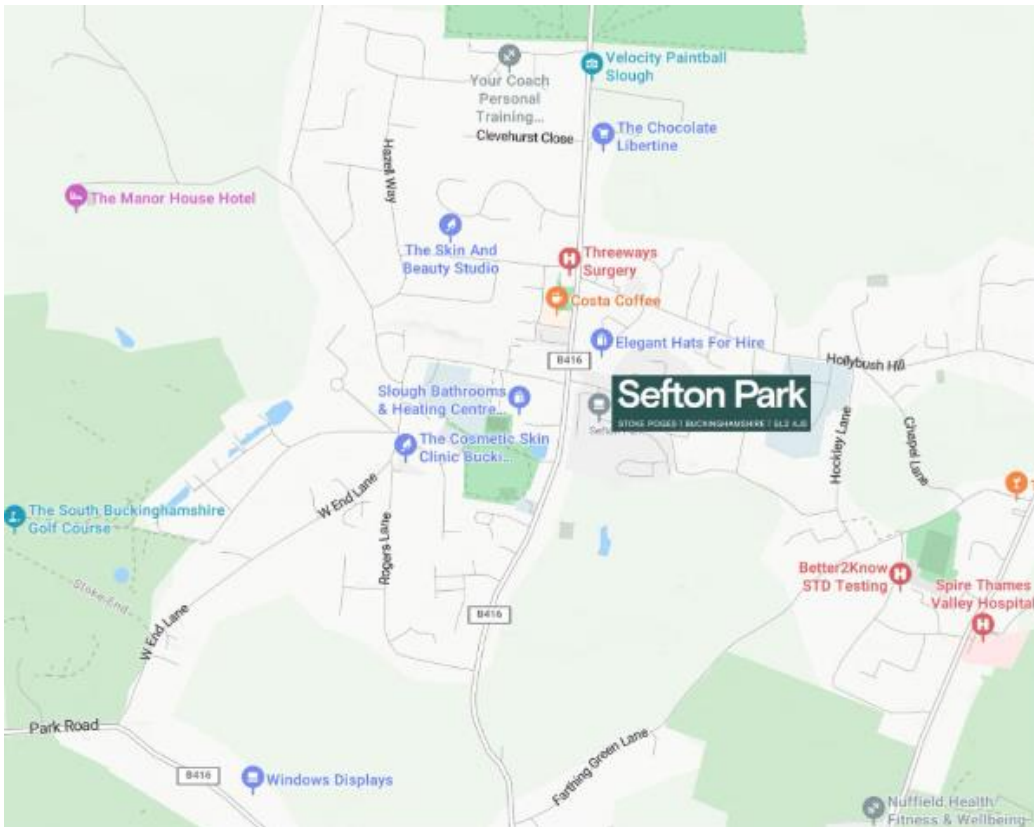


SEFTON PARK, STOKE POGES,  
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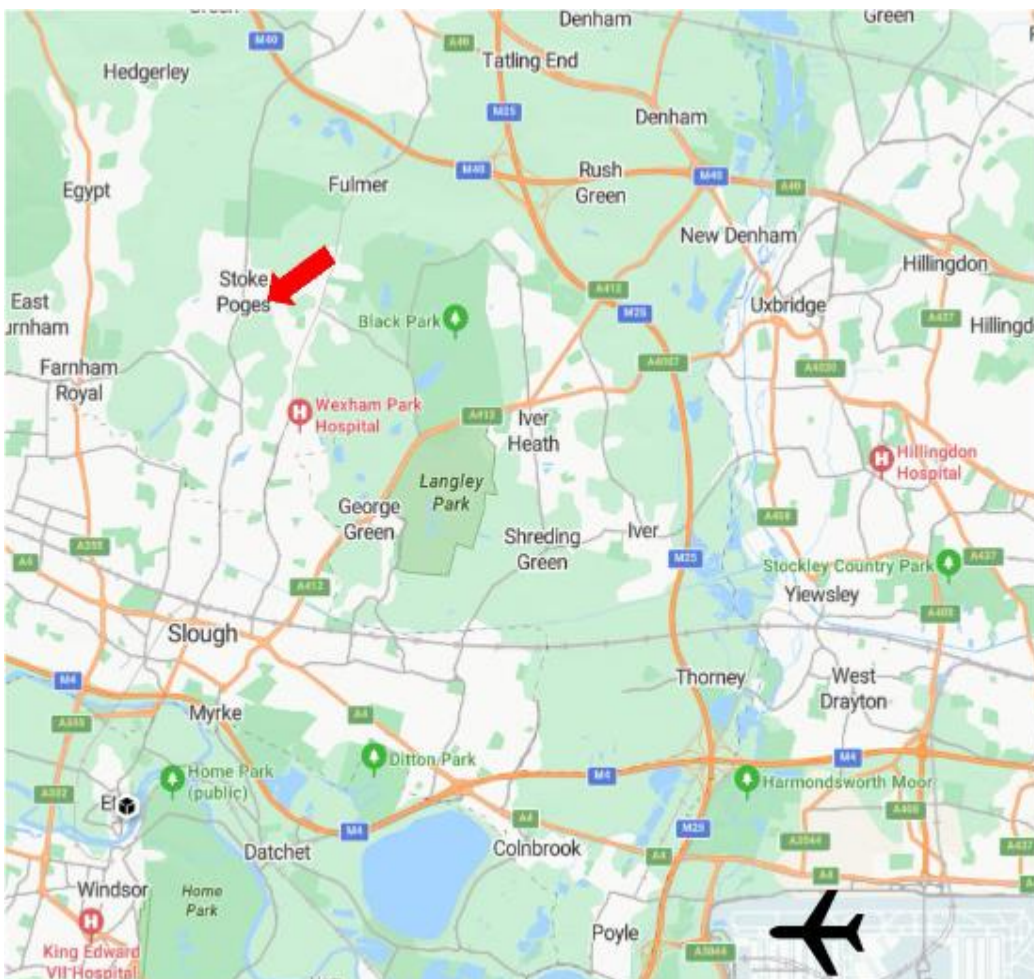




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Sefton Park is accessed via  
Bells Hill (A416).



EPC  
Available on request.

VAT  
The property is elected for VAT  
purposes and therefore VAT  
will be payable on the rent or  
purchase price.

BUSINESS RATES  
The units have not yet been  
assessed for business rates and  
interested parties should make  
their own enquiries on the  
likely rates payable.

VIEWING  
Strictly by appointment  
through the sole agent.