



## 2nd Floor Suite

1 Chalfont Park, Chalfont St. Peter, Gerrards Cross, SL9 0BG

**Chalfont Park is an established business location within around 10 minutes walk of Gerrards Cross town centre.**

**1,000 to 2,718 sq ft**

(92.90 to 252.51 sq m)

- Ground floor cafe and break out area
- Air conditioning
- 8 on-site car spaces
- Two x 13 person passenger lifts
- Fully accessible raised floor
- Kitchen facility
- Suspended ceilings with LED lighting
- Separate Male, Female & disabled WC's
- EPC - B

# 2nd Floor Suite, 1 Chalfont Park, Chalfont St. Peter, Gerrards Cross, SL9 0BG

## Description

A self contained office suite available in units of 1000 sq.ft upwards.

## Location

This grade A building is located on Chalfont Business Park close to Gerrards Cross Town centre, and overlooks the River Misbourne and the Colne Valley Regional Park. Building 1 is located in the middle of Chalfont Park.

The town centre amenities of Gerrards Cross are less than a 10-minute walk, and the day nursery and Gerrards Cross Golf Course are also within walking distance.

Both the M40 and M25 are within short distance. Trains from Gerrards cross reach Central London within 50 minutes. Heathrow Airport can be reached within 20 minutes in the car.

## Accommodation

The accommodation comprises the following areas:

| Name                                 | sq ft        | sq m          | Availability |
|--------------------------------------|--------------|---------------|--------------|
| 2nd - Self contained 2nd floor suite | 2,718        | 252.51        | Available    |
| <b>Total</b>                         | <b>2,718</b> | <b>252.51</b> |              |

## Viewings

Strictly by appointment through sole agents Doherty Baines - 020 7355 3033

## Terms

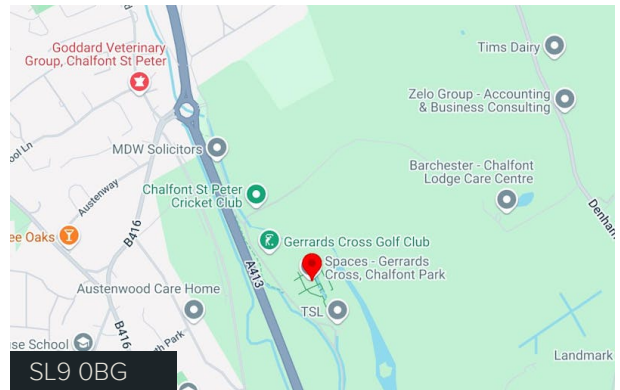
Available by way of a new flexible FRI lease.

## Rent

POA

## Rates

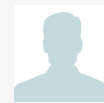
Estimated £10psf. Interested parties should make their own enquiries to the South Buckinghamshire council.



## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,000 to 2,718 sq ft                                   |
| <b>Rent</b>           | Rent on application                                    |
| <b>Rates Payable</b>  | £10 per sq ft<br>Estimated at £10.00 per sq ft payable |
| <b>Service Charge</b> | £10 per sq ft<br>Estimated at £10.00 per sq ft         |
| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs                     |
| <b>EPC Rating</b>     | B (45)   |

## Viewing & Further Information



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