



## First Floor Offices

Lowndes House, The Bury, Chesham, HP5 1HH

### FIRST FLOOR OFFICES - TO LET

**2,150 sq ft**  
(199.74 sq m)

- First Floor Offices
- 10 on-site car spaces
- Full gas fired central heating
- Suspended ceilings with recessed lighting
- Kitchen, Canteen area and WC's
- Within grounds of a Grade II Listed Building including c. 4 acres of land

# First Floor Offices, Lowndes House, The Bury, Chesham, HP5 1HH

## Summary

<b>Available Size</b>	2,150 sq ft
<b>Rent</b>	£34,400 per annum Plus service charge and VAT
<b>Rates Payable</b>	£11,648 per annum 2023
<b>Rateable Value</b>	£22,750
<b>Service Charge</b>	£1,850 per annum Service charge, water and building insurance
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (85)

## Description

Lowndes House comprises first floor offices set within the beautiful setting of The Bury in Chesham. The property is set within the grounds of a Grade II Listed Building including 4 acres of land.

The offices are accessed through a car park to the rear and comprise modern open plan offices with a large kitchen/breakout area, boardroom and two private offices. The suite benefits from two toilets, one with a shower, plus a small server room.

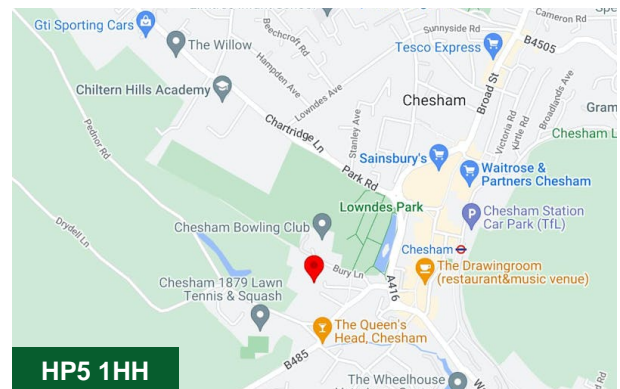
\*Photos showing previous tenant fit out are included with the current condition.

## Location

Chesham is strategically located to the north west of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

## Terms

The property is available to let on a new lease direct from the landlord on flexible terms.



## Viewing & Further Information



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**PRELIMINARY  
DRAWING**

NOT FOR CONSTRUCTION

FOR CLIENT APPROVAL

REV	DESCRIPTION	DATE	SIG
-	DRAWING FIRST ISSUED	08-10-14	DRM
A	FLOORING AND LAYOUT CHANGED	28-10-14	DRM
B	FLOORING AND LAYOUT CHANGED	18-11-14	DRM
C	GUEST ENTRANCE MOVED. SLIDING WALL REPLACED WITH GLASS WALL. STORAGE MOVED. AS REQUESTED BY CLIENT	05-12-14	DRM



Client \_\_\_\_\_

PLUS FINANCE \_\_\_\_\_

Project \_\_\_\_\_

LOWNDES HOUSE  
THE BURY, CHESHAM  
HP5 1DJ

Description \_\_\_\_\_

CONSTRUCTION LAYOUT

Scale \_\_\_\_\_ Date \_\_\_\_\_

1:50 @ A2 05/12/14

Project No. Floor No. Drg No. Rev

3265 I GL C

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