



3,610 SQFT - 11,459 SQFT / 335.68 SQM - 1,064 SQM

MODERN OFFICE BUILDING WITH 37 PARKING SPACES AVAILABLE

ALSO AVAILABLE ON A FLOOR BY FLOOR BASIS

CHALFONT ST. PETER | BUCKINGHAMSHIRE | SL9 9FG





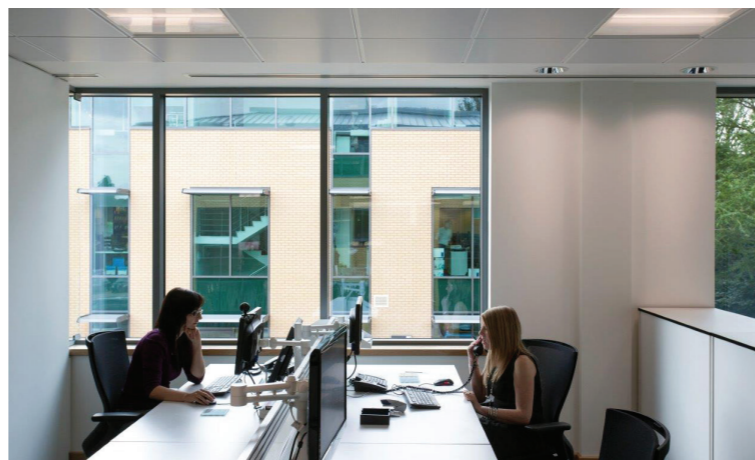
LOCATION

Chiltern Park is strategically positioned adjacent to the A413 between Amersham and Uxbridge. Junction 1 of the M40 is easily accessible offering excellent access to London, Heathrow Airport and the National Motorway Network. Gerrards Cross Station is close by providing regular mainline services to London Marylebone within approximately 25 minutes. The development is 150 metres from Chalfont St Peter Town Centre which provides an abundance of shops and restaurants.

The building is a striking office property completed only 4 years ago to the highest of standards. It is positioned within well maintained and landscaped environment. There is a full height glazed atrium to the front of the building. The ground floor has recently been refurbished to provide an open plan grade A office floor, whilst the upper floors been subdivided using glazed partitioning to form a number of offices, conference rooms and open plan areas.

TRAVEL DISTANCES

Gerrards Cross Station	1.7 miles
M40 (Jct 1A) / M25 (Jct 16)	4.4 miles
M25 (Jct 17)	4.5 miles
Uxbridge	4.7 miles
M4	10.5 miles
Heathrow Airport	13.2 miles
Central London	16.8 miles



FLOOR AREAS (NET INTERNAL)

Second Floor	3,925 sq ft	364.62 sq mtrs
First Floor	3,610 sq ft	335.37 sq mtrs
Ground Floor	3,618 sq ft	336.12 sq mtrs
Reception	306 sq ft	28.40 sq mtrs
Total Available	11,459 sq ft	1064 sq mtrs



AMENITIES

- 37 parking spaces + 2 disabled bays
- VRF comfort cooling
- Double glazed windows
- 8 person passenger Lift
- 150 mm raised floors
- Suspended ceilings with integral light fittings
- PIR energy efficient lighting
- Carpets
- Cat 6 cabling
- Tea points, toilets & shower
- EPC Rating B



LEASE TERMS

Lease/s by agreement.
£26.00 per sq ft per annum exclusive.

BUSINESS RATES

Prospective occupiers are advised to make their own enquiries in this regard.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through sole letting agents.



david charles
property consultants

020 8866 0001

29 High Street, Pinner HA5 5PJ

Lily O'Donnell

020 8429 9009

[lily@davidcharles.co.uk](mailto:lily@ davidcharles.co.uk)

George Moriarty

020 8429 9003

george@davidcharles.co.uk

www.davidcharles.co.uk

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