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PROPERTY PARTICULARS

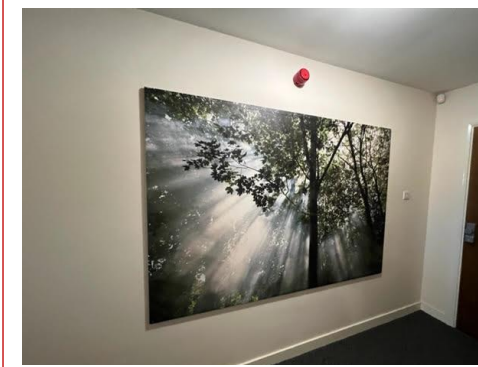
POTENTIALLY NO
BUSINESS RATES
PAYABLE

Preliminary Particulars

**Prominent First Floor Office Suite
in an Idyllic Village High Street Location**

**The Perfect Environment to Grow Your Business
and Return to the Office**

**STONE HOUSE
12 HIGH STREET, CHALFONT ST GILES
BUCKS HP8 4QA**



Last Remaining Suite, Approx. 186 sq.ft. (17.2 sq.m) Approx. Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy, Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Stone House is situated in a prominent position in Chalfont St Giles High Street, opposite the Village Green and pond. Chalfont St Giles itself is situated just off the A413 Amersham to London road, and is therefore within easy reach of the M25 at Denham, Junction 2. Rail connections to London Marylebone are also available at Amersham, Chalfont & Latimer, Seer Green and Gerrards Cross.

DESCRIPTION

Modern office suites accommodation in a multi-tenanted building, which has been previously refurbished to provide seven open-plan office suites.



ACCOMMODATION

Suite 7 (Rear) 186 sq.ft. (17.2 sq .m)

AMENITIES

- ◆ Category II lighting
- ◆ Carpeting throughout
- ◆ Skirting trunking
- ◆ Kitchen facilities
- ◆ Louvre drapes
- ◆ Double glazing
- ◆ Gas central heating
- ◆ Male and female WC's
- ◆ Entryphone
- ◆ Unrestricted parking in the village
- ◆ Idyllic village setting

N.B. There is a Local Authority car park immediately behind the building. Season ticket available at a current cost of £655 (February 2022).

TERMS

New full repairing and insuring leases for a term by arrangement, subject to upward only rent reviews.

RENTS

Suite 7 (Rear) £7,500 per annum

Exclusive of all other outgoings, including business rates, insurance, service charge and utilities.

RATES

The Rateable Value for the suite is as follows:

Suite 7 (Rear) £2,850

LEGAL COSTS

Each party is to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 59.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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