

Property Particulars

TO LET

BARN CONVERSION OFFICES IN RURAL VILLAGE LOCATION

from 581 sq.ft. (54 sq.m.) to 4,022 sq.ft. (374 sq.m.)



**Chilton Business Centre
Townhill Farm
Chilton
Bucks
HP18 9NA**

LOCATION

The Chilton Business Centre is situated in a unique tranquil working environment yet within easy reach of Long Crendon (2 miles), Thame (4 miles), Aylesbury (9 miles) and Oxford (13 miles). The M40 motorway (Junctions 7 and 8) are within easy reach.

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

Chilton Business Centre, Townhill Farm, Chilton, Bucks, HP19 9NA

DESCRIPTION

The Business Centre provides a range of office suites and buildings, mainly converted from period barns whilst providing all modern facilities.

ACCOMMODATION

Unit 2 Southwater House		
	Ground Floor	722 sq.ft.
	First Floor	659 sq.ft.
Unit 3/3A Middle Hedge Barn		3,201 sq.ft.
Unit 4 Middle Hedge Barn		634 sq.ft.
Unit 5 Middle Hedge Barn		581 sq.ft.
Dutch Barn		
	Ground Floor	2,141 sq.ft.
	Mezzanine	438 sq.ft.

N.B. In addition there is a new wing which can be joined to Middle Hedge Barn totalling 4,022 sq.ft. (see separate details).

FEATURES

Furniture available	Kitchens and WCs
Network cabling/broadband	Disabled access
Telephone systems	Comfort cooling/heating
Intruder alarms	On-site conference facility

TERMS

New internal repairing leases for terms by arrangement are available.

RENTALS Upon application.

SERVICE CHARGE

A service charge of 10% of the agreed annual rental is levied to cover the cost of all external maintenance of the buildings and common areas.

RATES

To be separately assessed. Rate in the £ for 2009/10 is 48.5 pence.

N.B. Small Business Relief may be available.

LEGAL COSTS Each party to bear their own legal costs involved.

VIEWING

Strictly by appointment with:

Brown & Merry Commercial
01494 448381