

## Property Particulars

### TO LET

### LAST REMAINING OFFICE SUITES IN HIGH STREET LOCATION

FROM 165 SQ FT (15 SQ M)  
TO 896 SQ FT (83 SQ M)



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

#### 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 first floor office accommodation in a multi-tenanted building which was completely refurbished about 6 years ago to provide seven open plan office suites, available together or separately.

**VISIT OUR WEBSITE : [www.brownandmerrycommercial.com](http://www.brownandmerrycommercial.com)**

~ Stone House, 12 High Street, Chalfont St Giles HP8 4QA ~

## **ACCOMMODATION**

### **Front**

Suite 3 896 sq.ft. (83 sq.m.)

NB May be divided to form two suites of approximately 450 sq.ft. (42 sq.m.)

### **Rear**

Suite 5 185 sq.ft. (17 sq. m.)

Suite 6 165 sq. ft. (15 sq. m.)

## **FEATURES**

- ❖ Category 2 lighting
  - ❖ Carpeting throughout
  - ❖ Skirting Trunking
  - ❖ Kitchen facilities
  - ❖ Louvre drapes
  - ❖ Double Glazing
  - ❖ Gas Central Heating
  - ❖ Male and Female WCs
  - ❖ Entryphone
  - ❖ Intruder and fire alarms
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N.B. There is a local authority car park immediately behind the building.

## **TERMS**

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

## **RENT**

Suite 3	£15,000 per annum plus service charge
Suites 3a/3b	£7,500 per annum plus service charge
Suite 5	£3,500 per annum plus service charge
Suite 6	£3,250 per annum plus service charge

## **RATES**

To be separately assessed. Rate in the £ for 20010/11 is 41.4p.

## **LEGAL COSTS**

The in-going tenant to be responsible for both parties' legal costs involved.

## **VIEWING**

Strictly by appointment through sole agents:

**BROWN & MERRY COMMERCIAL ~ (01494) 448381**

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.  
SERVICES: We confirm we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

JTS/stone house