



■ Key features

- Idyllic location with fantastic views.
- Gas fired central heating.
- Good on-site parking 1:150 Sq ft.
- Carpeting throughout.
- Kitchen & WC facilities.
- Good lighting.

■ Description

The property forms part of the Latimer Park Estate and is a brick built building with modern office accommodation over ground, first and second floors.

Occupiers benefit from use of a shared communal reception, WC facilities and kitchen facilities.

■ Accommodation

Suite B		LET	LET
River Wing	Ground Floor	133.22 Sq. m	1,434 Sq. ft
	First Floor	67.38 Sq. m	725 Sq. ft
	Second Floor	30.88 Sq. m	332Sq. ft

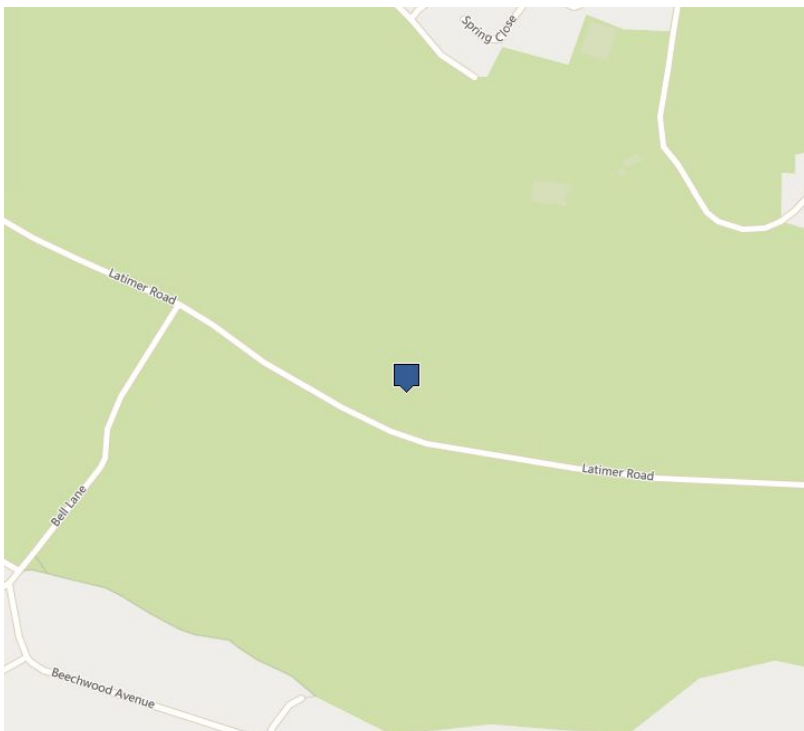
This floor area is approximate and has been calculated on a net internal basis.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Tim Howlings
01923 205524
tjim.howlings@brasierfreeth.com

Or our joint agents Chandler Garvey
Terri Clarke 01296 398383
tc@chandlergarvey.com



■ Location

The property is located within the idyllic surroundings of the Latimer Park Estate just off the Latimer Road, approximately 2 miles from Chalfont and Latimer Station which offers regular underground (Metropolitan Line) and National Rail (Chiltern Railways) services to Central London Road links are good with the premises being a 10 minute drive from Junction 18 of the M25 at Chorleywood which opens up the wider motorway network.

■ Tenure

The suites available on a new full repairing and insuring lease for a term to be agreed.

Suite B is available by way of assignment for a term until 25 October 2021 with an option to determine the lease on 25 October 2020 upon giving six months' notice. Alternatively the landlord would consider offering the suite on a new lease for a term by negotiation.

■ Rent

Upon application.

■ Rates

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority – Chiltern District Council 01494 729000.

Please note that occupiers may benefit from total business rates relief. Further enquiries would need to be made with the Local Rating Authority.

■ EPC rating

Details on request.