

**FOR SALE**  
**OFFICE**

**GRAHAM**  
**SIBBALD**



**One High Street, 1 High Street,  
Chalfont St. Peter, Gerrards Cross,  
Buckinghamshire, SL9 9QE**

- Ground and First Floor Offices
- Air Conditioning
- Private Car Park for 6-8 Cars
- 3,155 sq ft over two floors

## LOCATION

Located in the heart of Chalfont St Peter. The property benefits from good communications via road with both the M40 and M25 motorways within a 10/15 min drive of the property.



## DESCRIPTION

Prominent two storey office building with private parking. The property is currently configured with two large open plan offices on the ground floor with storage, meeting room, kitchen and both male/ female W.C.s. The first floor is then almost entirely open plan accommodation with a meeting room, kitchen/ break out area and further male/ female W.C.s. There is a private parking area to the right hand side of the property for 6-8 cars.

## ACCOMMODATION

Ground and First Floor Offices

Ground Floor	1,521 Sq Ft	141.3 Sq M
First Floor	1,634 Sq Ft	151.8 Sq M
Total	3,155 Sq Ft	293.1 Sq M

## RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £41,000, with rates payable in the order of £17,712.

## VAT

This property is subject to VAT.

## ENERGY PERFORMANCE CERTIFICATE

C 67

## QUOTING PRICE

Offers in excess of £1.3m

## TENURE

Available freehold.

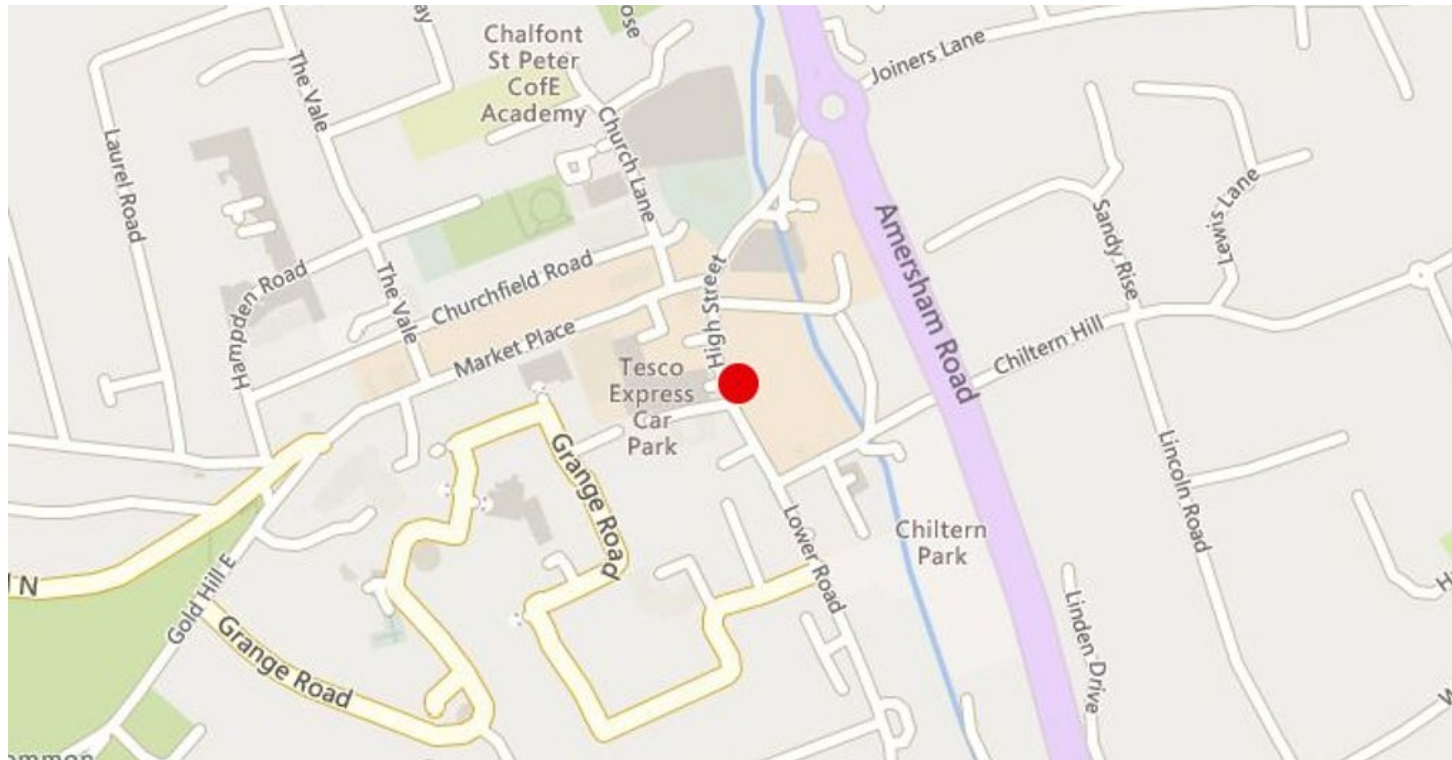
## LEGAL COSTS

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

To arrange a viewing please contact:



**CONNOR HARRINGTON**  
Commercial Surveyor  
connor.harrington@g-s.co.uk  
01442 220801



### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.