

01494 723999

info@chandlergarvey.com www.chandlergarvey.com

## CHESHAM

TOWER HOUSE, LATIMER ROAD HP5 1TU

**TO LET**

**OFFICES SUITES TO LET FROM 118 SQ FT (Q M)**

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## Location

The property is located within the idyllic surroundings of Latimer Park Estate, just off the Latimer Road, approximately 2 miles from Chalfont & Latimer Station which offers a regular underground (Metropolitan Line) and National Rail (Chiltern Railways) services to central London. The property is within a 5 minute drive of Chesham and a 10 minute drive from junction 18 of the M25 at Chorleywood.

## Description

The property forms part of the Latimer Park Estate and is a brick built building with accommodation over ground, first and second floors. The property benefits from the following amenities:-

- In an idyllic location
- Independent access as well as use of a shared Reception Area
- Gas Fired central heating
- On Site Car parking
- Carpeting throughout
- Shower
- Shared Kitchenette
- Male and Female WC's

## Accommodation (1<sup>ST</sup> Floor)

SUITE A1	550 sq ft	51.09 sq m
SUITE E2/E3 (7/8)	126 sq ft	11.7 sq m
SUITE E2 (11/12)	273 sq ft	25.36 sq m
SUITE F	118 sq ft	10.96 sq m

## Rental

Upon Application.

## Lease

The property is available on a new full repairing and insuring lease with a service charge to cover the common parts. Terms to be agreed.

## Business Rates

Interested parties should contact the rating authority Chiltern District Council for rates payable on 01494 729000.

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Viewing

Strictly by appointment through the agents:

Chandler Garvey  
Terri Clarke  
01494 723999  
07789 742547  
[tc@chandlergarvey.com](mailto:tc@chandlergarvey.com)

Brasier Freeth  
Tim Howlings  
01923 205521  
[tim.howlings@brasierfreeth.com](mailto:tim.howlings@brasierfreeth.com)

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**SUBJECT TO CONTRACT** November 2018