

**TO LET
OFFICE**

**GRAHAM
SIBBALD**

**The Bury, Church Street,
Chesham,
Buckinghamshire, HP5 1JE**

- 12,334 sq.ft detached Offices in large grounds with Excellent Parking
- Two impressive Grade II Listed buildings dating from 1712
- Suitable for a variety of class E uses or others uses subject to planning

LOCATION

The building is in the old town of Chesham, within a short walk of all town centre amenities

Train Station 0.5 miles

A41 3.9 miles

M25 (J18) 7.0 miles

Watford 15.3 miles

High Wycombe 10.9 miles

Central London 30.0 miles



DESCRIPTION

The building comprises 2 Grade II listed buildings dating from around 1712 all within an attractive private estate of approx 4.7 acres including a lake. The property is made up of the original older building, The Bury, together with a linked building known as The Annexe and a separate more modern detached building known as The Stables.

ACCOMMODATION

The Bury, Main House Ground Floor	3,037 Sq Ft	282.14 Sq M
The Bury, Main House First Floor	3,381 Sq Ft	314.09 Sq M
The Bury, Main House Second Floor	662 Sq Ft	61.5 Sq M
Annexe Ground Floor	1,152 Sq Ft	107.02 Sq M
Annexe First Floor	1,283 Sq Ft	119.19 Sq M
Annexe Second Floor	198 Sq Ft	18.39 Sq M
Total	12,334 Sq Ft	1,145.83 Sq M

RATEABLE VALUE

From the VOA website there is a single assessment for the main house, stable and annexe, as well as 2 other assessments for individual suites.

The total assessments at present are £63,300 resulting in rates payable estimated at £30,384 for 2026-27 although these may need reassessment. Tenants are advised to obtain their own advice.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Main House & Annexe - Band E-108

Annexe - Band D-96

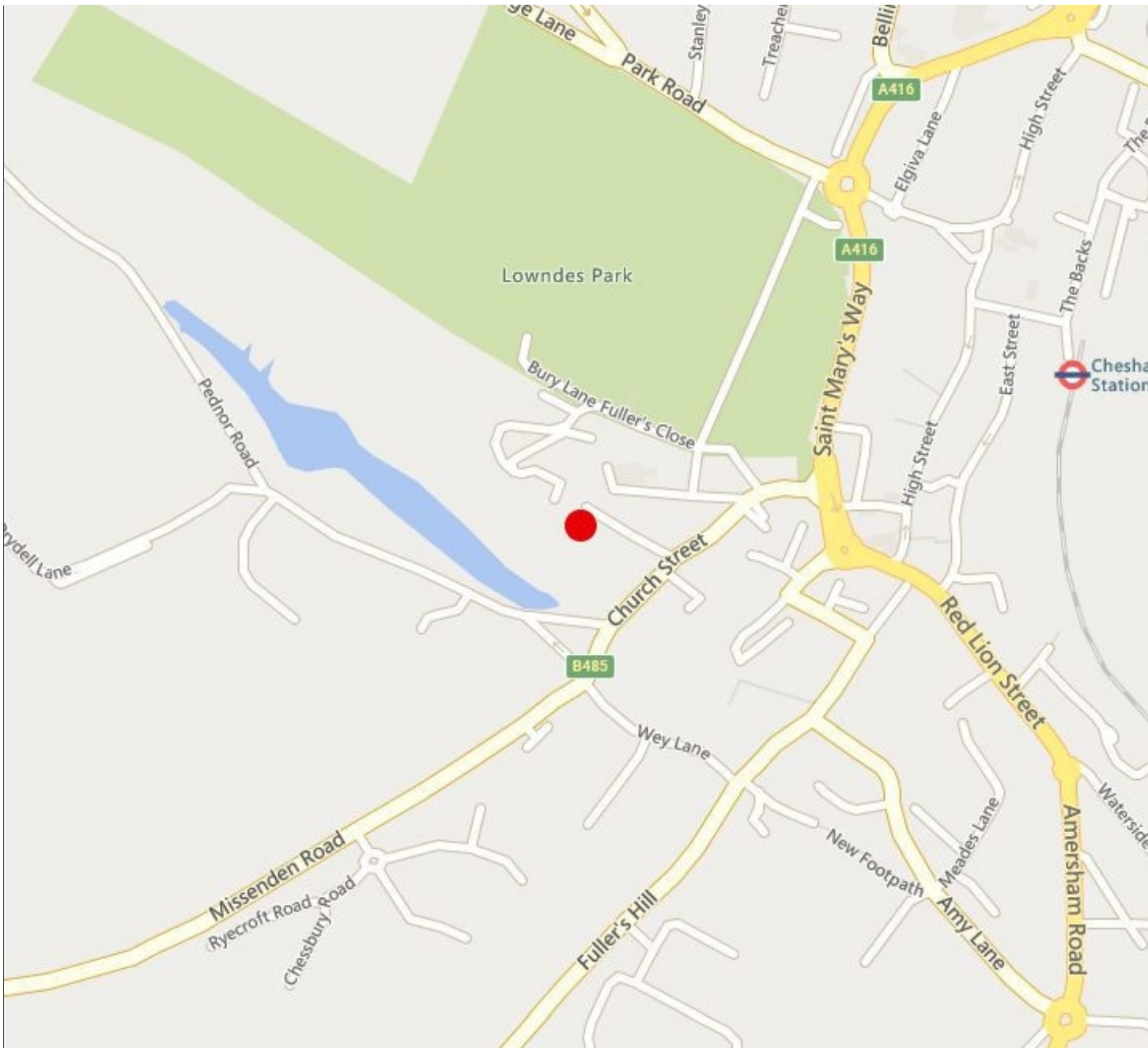
QUOTING RENT

£39,750 - £190,250 Per Annum

TENURE

The entire complex is available to be let to one tenant on a new lease for a term to be agreed although consideration may be given to leasing The Stable separately. Any lease is to be excluded from the Landlord & Tenant Act 1954 security of tenure





To arrange a viewing please contact:



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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.
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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.