

# OFFICES SET IN STUNNING LOCATION



**TO  
LET**

## The River Wing, Latimer Park Estate, Chesham, HP5 1TU

332 - 2,481 Sq Ft (30.84 - 230.48 Sq M)

Offices

- Good on-site parking 1:150 sq ft
- Idyllic surroundings
- Fully carpeted
- Trunking
- Gas fired central heating
- Shared reception area
- Kitchen facilities
- Good lighting
- Available as a whole or in part



COMMERCIAL PROPERTY SPECIALISTS



## Location

The property is located within Latimer Park Estate just off the Latimer Road, approximately 2 miles from Little Chalfont & Latimer Station and within a 5 minute drive of Chesham and a 15 minute drive from junction 18 of the M25 at Chorleywood.

## Description:

River Wing is one of a number of office conversions on the Estate, being constructed in traditional materials with brick elevations & pitched tile roof. The property benefits from superb views over the neighbouring countryside, being situated in an area of outstanding natural beauty & within the Metropolitan Green Belt, yet so close to the M25, London & Watford. Occupiers benefit from shared reception, kitchen & WC facilities.

## Accommodation:

332 - 2,481 Sq Ft (30.84 - 230.48 Sq M)



## Rent:

£21.00 Per Sq Ft

## Business Rates:

Rateable Value £24,250

## EPC:

E107

## Tenure:

The suites are available on new full repairing & insuring leases for a term of 3/5 years, to be drawn outside the Security Provisions of The Landlord & Tenant Act 1954, Part II.

## Legal Costs:

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

For further information or to book a viewing please contact the joint agents:

**Alan Chandler**

Tel 07831 372711

ac@chandlergarvey.com

**Tim Howlings  
Brasier Freeth**

Tel

tim.howlings@brasierfreeth.com

[www.chandlergarvey.com](http://www.chandlergarvey.com)



**Amersham**  
01494 723999

**Aylesbury**  
01296 398383

**High Wycombe**  
01494 446612

**Marlow**  
01628 902488

**Slough**  
01753 725700

COMMERCIAL PROPERTY SPECIALISTS

Tel: +44 (0)1296 398 383

info@chandlergarvey.com www.chandlergarvey.com

Midshires Business Park, Smeaton Close, Aylesbury, Buckinghamshire HP19 8HL



## Accommodation:

Description	Floor area
Ground Floor	1,424 Sq Ft (132.29 Sq M)
First Floor	725 Sq Ft (67.35 Sq M)
Second Floor	332 Sq Ft (30.84 Sq M)
<b>Total</b>	<b>2,481 Sq Ft</b>

Available as a whole or on a floor by floor basis