

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



Location

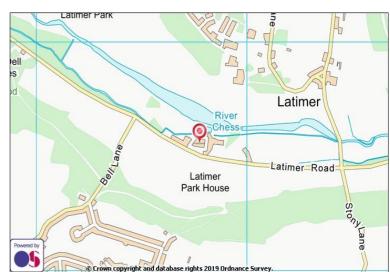
The property is located within Latimer Park Estate just off the Latimer Road, approximately 2 miles from Little Chalfont & Latimer Station and within a 5 minute drive of Chesham and a 15 minute drive from junction 18 of the M25 at Chorleywood.

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:

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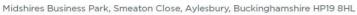
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COMMERCIAL PROPERTY SPECIALISTS

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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)
Total	2,481 Sq Ft

Available as a whole or on a floor by floor basis