

TOWER HOUSE LATIMER PARK CHESHAM

HP5 1TU

TOWER HOUSE CHESHAM

HP5 1TU

Modern Office Suites
TO LET

KEY DETAILS









- Mix of open plan, cellular and meeting rooms
- Glass meeting room in Suite D
- Air conditioning for heating and cooling
- Modern kitchen facilities
- Door entry system
- Rural location with views of the River Chess
- On-site allocation car parking

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Suite B	61.32	660
Suite D	90.67	976
Suite E5	20.63	222
TOTAL	111.30	1,198

These floor areas are approximate and have been calculated on a IPMS3 basis.

AMENITIES

 Mix of Offices	 Air Conditioning	 Door Entry System	 Natural Light
 WCs	 Kitchenette	 On-Site Car Parking	 Idyllic Surroundings



DESCRIPTION

Tower House is a high quality office building located on the prestigious Latimer Park Estate.

The property enjoys exceptional views over the surrounding countryside, set within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt - yet conveniently close to the M25, London and Watford.

Suite B comprises a self-contained ground floor office.

Suite D provides a characterful, large open plan space.

Suite E5 comprises two office rooms on the first floor with views over the River Chess.

Occupiers benefit from a shared entrance, kitchen and WC facilities. Internally, the suites are well appointed, featuring air conditioning for heating and cooling, carpeting, modern kitchen facilities and a contemporary working environment.

AVAILABILITY

The suites can be taken individually or combined.



TOWER HOUSE CHESHAM

HP5 1TU

Modern Office Suites

TO LET

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.

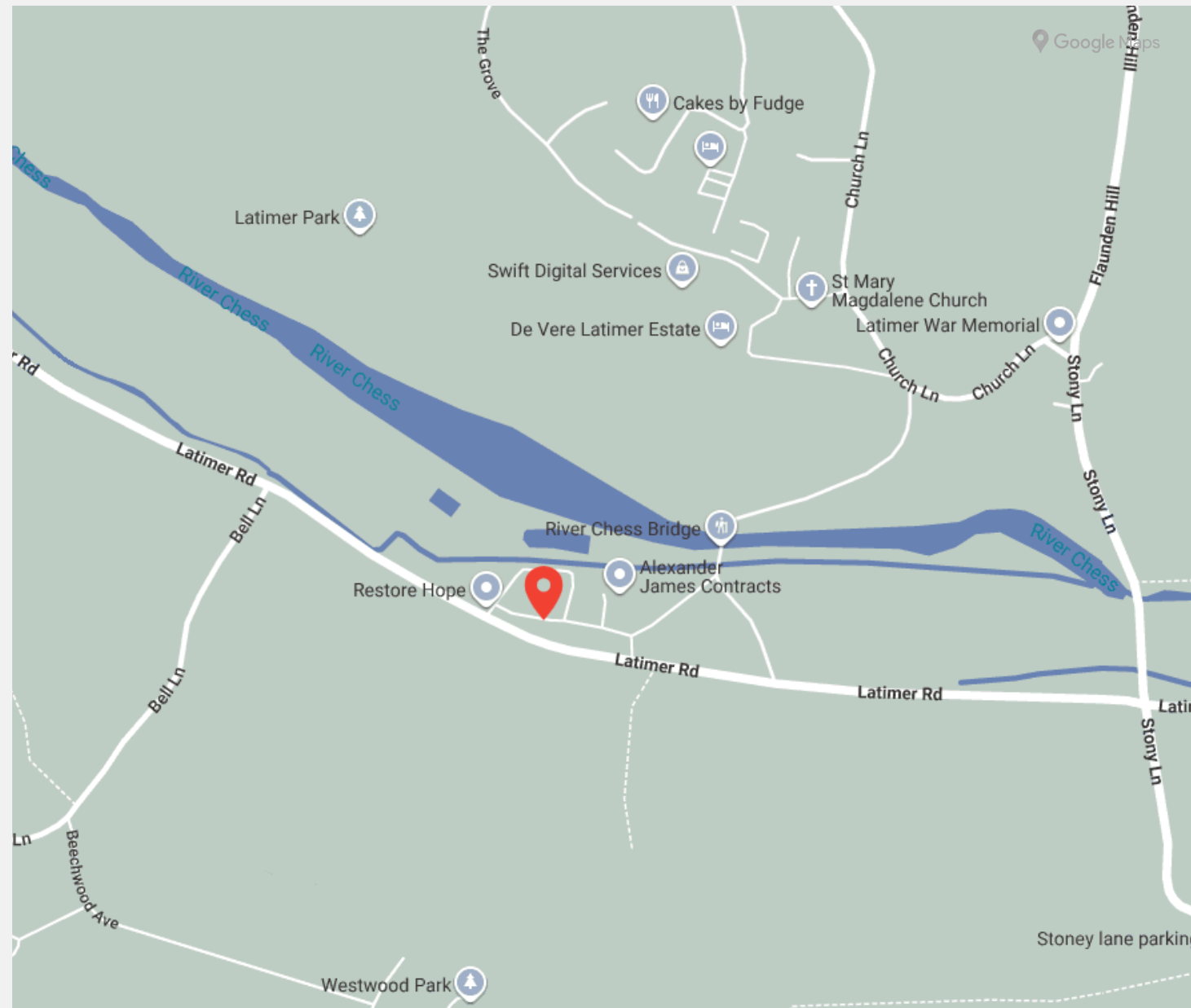
The property is within a 5 minute drive to Chesham and a 10 minute drive from junction 18 of the M25 at Chorleywood.

AREA

- Idyllic rural setting
- Overlooking the River Chess
- Adjacent to the De Vere Latimer Estate

TRANSPORT

-  M25 (Junction 18) - 10 minutes
-  Metropolitan Line - 2 miles
-  Chalfont & Latimer Station - 2 miles



TOWER HOUSE CHESHAM

HP5 1TU

Modern Office Suites
TO LET

TERMS

Available on a new lease direct from the Landlord on terms to be agreed.

RENT

£25 per Sq.ft.

SERVICE CHARGE

Service Charge - £4 per Sq.ft

Heating & Electricity - Approximately £3 per Sq.ft

Total - £7 per Sq.ft

EPC

The property has an EPC rating of C 72. Details available upon request.

BUSINESS RATES

Upon enquiry.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on the rent and service charge.



CONTACT

GET IN TOUCH

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.