

FOR SALE
OFFICE

GRAHAM
SIBBALD



**One High Street, Chalfont St. Peter,
Gerrards Cross, Buckinghamshire,
SL9 9QE**

- Ground and First Floor Offices
- Air Conditioning
- Private Car Park for 6-8 Cars
- Mixture of open plan/ meeting rooms

LOCATION

Located in the heart of Chalfont St Peter. The property benefits from good communications via road with both the M40 and M25 motorways within a 10/15 min drive of the property.



DESCRIPTION

Prominent two storey office building with private parking. The property is currently configured with two large open plan offices on the ground floor with storage, meeting room, kitchen and both male/ female W.C.s. The first floor is then almost entirely open plan accommodation with a meeting room, kitchen/ break out area and further male/ female W.C.s. There is a private parking area to the right hand side of the property for 6-8 cars.

ACCOMMODATION

Ground and First Floor Offices

Ground Floor	1,521 Sq Ft	141.3 Sq M
First Floor	1,634 Sq Ft	151.8 Sq M
Total	3,155 Sq Ft	293.1 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £41,000, with rates payable in the order of £17,712.

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

C 67

QUOTING PRICE

£1,100,000 Offers Over

TENURE

Available freehold.

SERVICE CHARGE

No Service Charge

LEGAL COSTS

Each party is to be responsible for their own legal costs.

To arrange a viewing please contact:

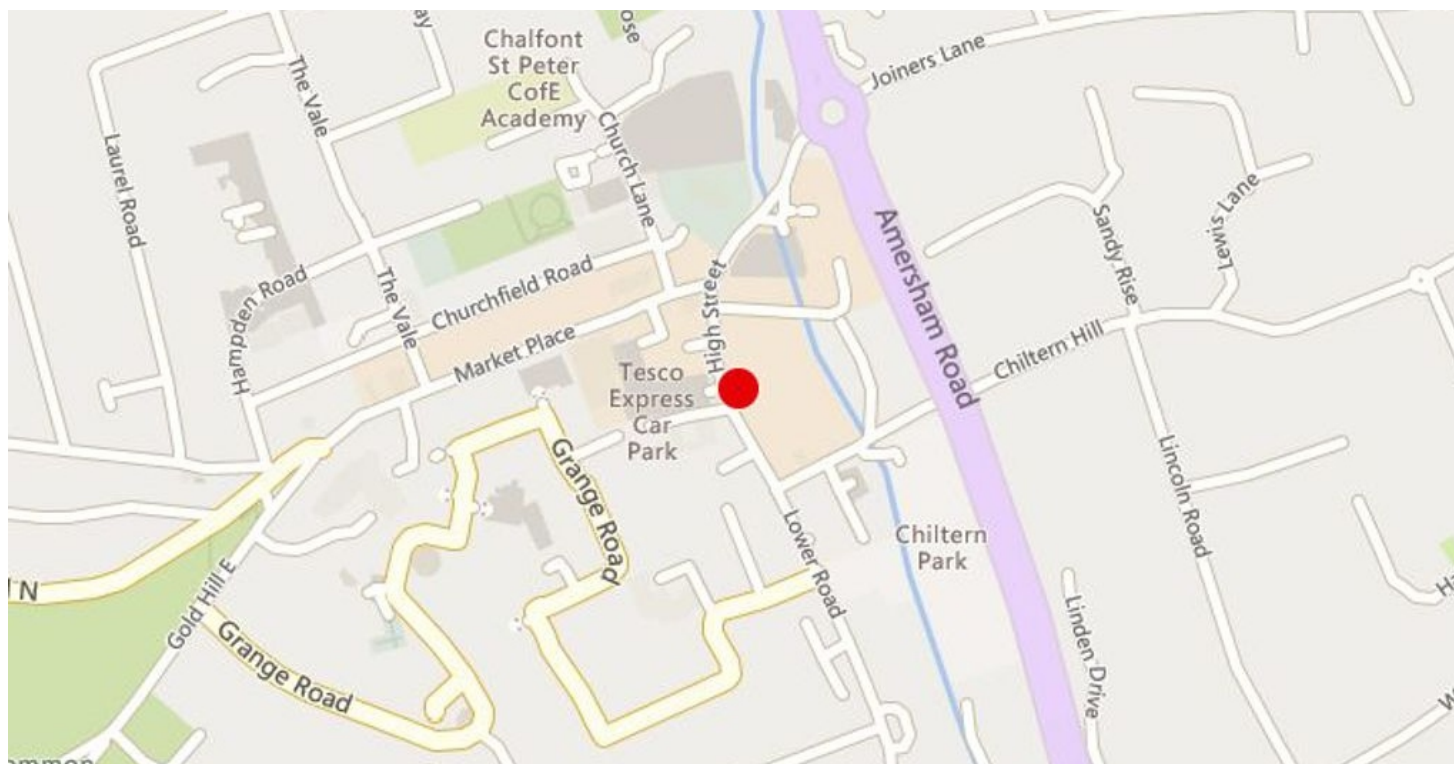


CONNOR HARRINGTON

Commercial Surveyor

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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.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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