



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES 323sf (30sm) TO LET

141 HIGH STREET
CHALFONT ST PETER, BUCKS SL9 9QL

- CENTRAL LOCATION
- GAS CENTRAL HEATING
- SHARED FACILITIES

LOCATION – The property occupies a prominent position in the heart of Chalfont St Peter.

The village is located on the A413 between Amersham and Gerrards Cross and within easy reach of junction 1 of the M40 motorway with its nearby connection to the M25.

The village offers a wide range of shopping facilities, including Marks and Spencer Food Hall just yards away. Mainline railway connection to London Marylebone is available at Gerrards Cross.

January 2023





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ACCOMMODATION – The available space is on the second floor and provides two offices.

Shared facilities including a toilet and kitchen/break out area are provided.

LEASE – A new lease is available on terms to be agreed.

RENT – £9,750 per annum exclusive, plus VAT.

The rent includes electricity, gas, water, building insurance, common part and external maintenance/repairs but excludes business rates and phone bills.

BUSINESS RATES - TBC.

EPC RATING – **C(69)**.

PARKING – Season tickets are available in the Church Lane Public Car Park opposite, for £437* for a 12 month period.

*Published price at car park at date stated over.

VIEWING – Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

01494 683644 nick@pmcd.co.uk

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01494 680000

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