

FOR SALE/TO LET



GROUND FLOOR - UNIT 4  
STOKENCHURCH BUSINESS CENTRE  
STOKENCHURCH  
HP14 3FE

WELL LOCATED OFFICE ACCOMMODATION

- To Let/ Long Leasehold Sale
- Offers in region of £595,000
- £46,250 pax
- Entire building available

## LOCATION

Located in the large village of Stokenchurch in the Chilterns. Stokenchurch Business Park is an office development comprising 8 ground and first floor self contained buildings.

The site benefits from excellent communications via road, being within a few mins drive of the M40 Motorway (J5) with access thereafter to Oxford or Central London.

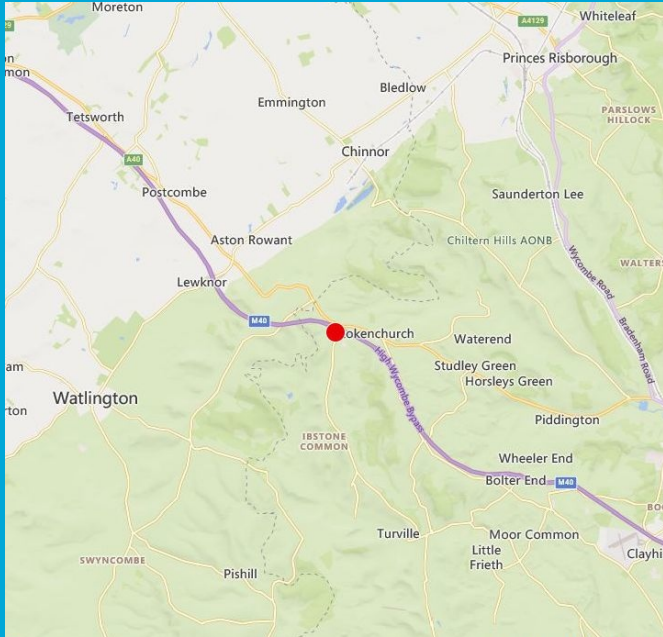
## DESCRIPTION

The ground floor of Unit 4 is accessed via a shared entrance with one other tenant on the 1st floor. The office space is currently configured as a private reception area which leads onto mostly open plan offices with a meeting room, private office, storage area and kitchen/ break out area. The suite benefits from air conditioning, double glazed windows, LED lighting and fire and security alarms.

Unit 4 further benefits from 13 car parking spaces at a ratio of 1:237. The property is located within a few mins driving distance of local amenities such as coffee shops, takeaways and public houses.

The long leasehold interest for both the ground and 1st floor comprising approximately 6,171 sq ft may be available together. Looking for offers in the excess of £1.2m for the entire building.

Subject to Contract - March 2024



## ACCOMMODATION

Ground floor offices

**Ground Floor**

3,082 Sq Ft

## TO LET

Available immediately at £15 psf or £46,250 pax.

## LONG LEASEHOLD

Our clients would also consider selling their long leasehold interest. A 999 year long leasehold from 6th Jan 2009 leaving approximately 984 years remaining.

## LEGAL COSTS

Each party to bear their own professional costs.

## BUSINESS RATES

Rateable Value : £43,000

## EPC

B - 32

## VIEWINGS



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## Important Notice

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