



SUMMARY

- Flexible terms
- Inclusive cost packages
- On-site parking
- Potential for: storage/leisure and office use

LOCATION

Little Chalfont is located in South East Buckinghamshire close to the border with Hertfordshire and offers access to Junction 18 of the M25 (10 minutes to the east) and Junction 2 of the M40 (17 minutes to the south). Chalfont and Latimer railway station provides a fast and regular service either via the underground or Chiltern Railway to London Marylebone and Central London via Baker Street.

DESCRIPTION

The property offers accommodation options for storage, leisure or office occupiers in a three storey building forming part of The Entertainer warehouse unit.

The property benefits from air conditioning, suspended ceilings, raised floors along with kitchen and WC facilities to all elements. The ground floor offers sections suitable for storage and leisure uses could be accommodated in some elements of the property. Forward of the property is a large block paved area where parking is available by negotiation.

ACCOMMODATION

First Floor		
F1	1,531 Sq.ft	142.99 Sq.m
F3 & F4 Combined	1,838 Sq.ft	170.74 Sq.m
Second Floor		
S1	1,318 Sq.ft	122.42 Sq.m
S3	1,126 Sq.ft	104.60 Sq.m

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

TENURE

The property is available on a new flexible lease for a term to be agreed.

RENT

£20 per Sq.ft inclusive.

SERVICE CHARGE

Included in the rent.

EPC

The property has an EPC rating of B42. Details available upon request.

RATES

The rates will be included within the rental.

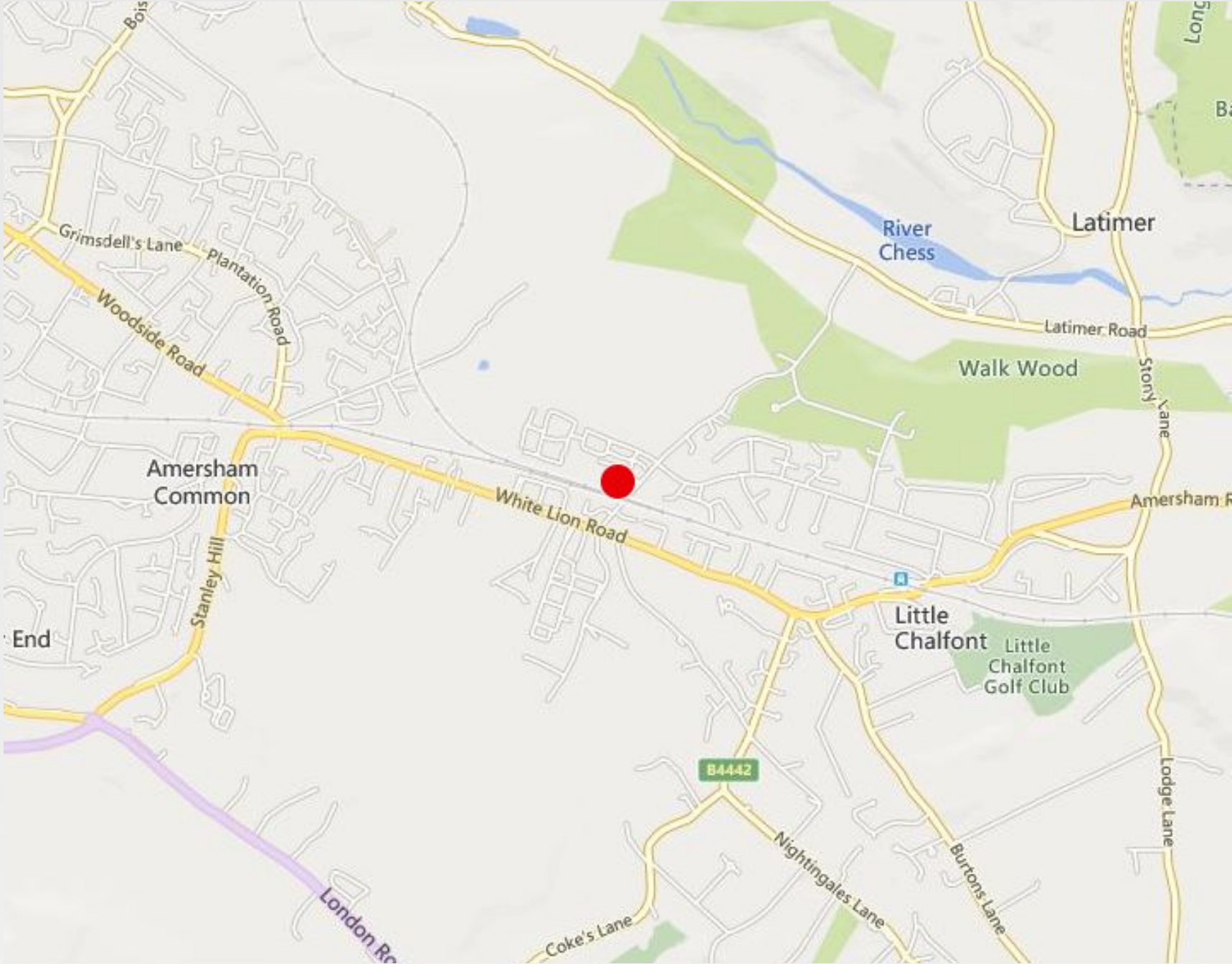
LEGAL COSTS

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

VAT

The property is not elected for VAT.





For viewings contact

Felix Sharman	Peter Brown	Lesley Irons
07712 431588	07740 170458	07860 663850
felix.sharman@brasierfreeth.com	peter.brown@brasierfreeth.com	lesley.iron@brasierfreeth.com

October 2025

Google Maps

[///frosted.took.slim](http://frosted.took.slim)

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 >

