



BUILDING 2  
**CHILTERN  
PARK**

CHALFONT ST PETER,  
BUCKINGHAMSHIRE SL9 9FG

SELF CONTAINED GRADE A  
HEADQUARTER OFFICES  
**11,458 SQ FT (1,064 SQ M) TO LET**  
IN AN ATTRACTIVE  
EDGE OF TOWN LOCATION



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## THE BUILDING

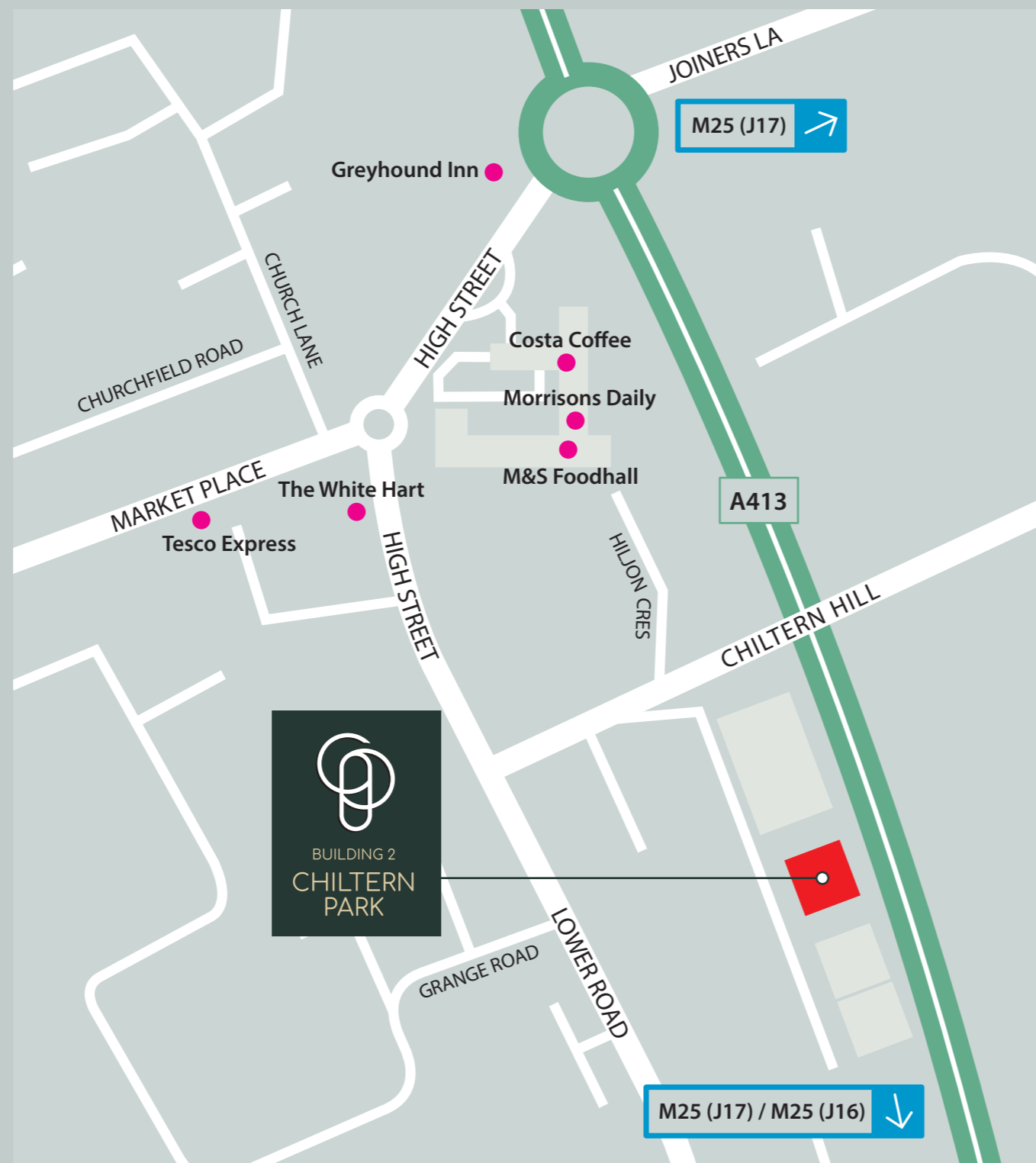
The property comprises a highly specified, self-contained office building totalling approximately 11,458 sq ft arranged over ground and two upper floors. Situated within an attractive landscaped four building business park, completed in 2012 and has been ascribed a BREEAM rating of 'Excellent'.



# LOCATION

Chiltern Park occupies a prominent position adjacent to the A413 (Amersham Road), 150 metres from Chalfont St Peter town centre. Access to the Park is via Chiltern Hill and the High Street, which connect to the A413 approximately 300 metres to the north.

Chalfont St Peter High Street and Market Place are a two minute walk from the Park and provide a wide range of retail, restaurant and leisure amenities including a Marks & Spencer Foodhall, Morrisons and Tesco supermarket.



# TRAVEL

Gerrards Cross Station is located 1.5 miles from the property with a regular service to London Marylebone and a fastest journey time of 24 minutes. Heathrow International Airport is situated approximately 13 miles to the south.

By Road		By Rail	
Gerrards Cross Station	1.5 miles	West Ruislip	6 mins
M40 (J1A) / M25 (J16)	5 miles	High Wycombe	12 mins
Uxbridge	5 miles	London Marylebone	24 mins
M4 (J4B)	10.5 miles	Oxford	59 mins
M1 (J6A)	13 miles		
Heathrow Airport	13 miles		
Central London	21 miles		





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## ACCOMMODATION

The property comprises a highly specified, self-contained office building totalling approximately 11,458 sq ft arranged over ground and two upper floors.

The building is situated on an attractive business park completed in 2012 and has been ascribed a BREEAM rating of 'Excellent'. The property comprises the following specification:

Double height glazed reception

Air conditioning via a VRF comfort cooling system with mechanical fresh air ventilation

Full access raised floors with steel encapsulated panels

Suspended metal pan ceilings incorporating PIR controlled low energy fluorescent luminaries

1 x 9 person passenger lift (675 kg)

WC's and kitchenette on each floor

Shower facilities

Flexible and easily divisible floor plates

36 car parking spaces, providing an excellent ratio of 1:318 sq ft

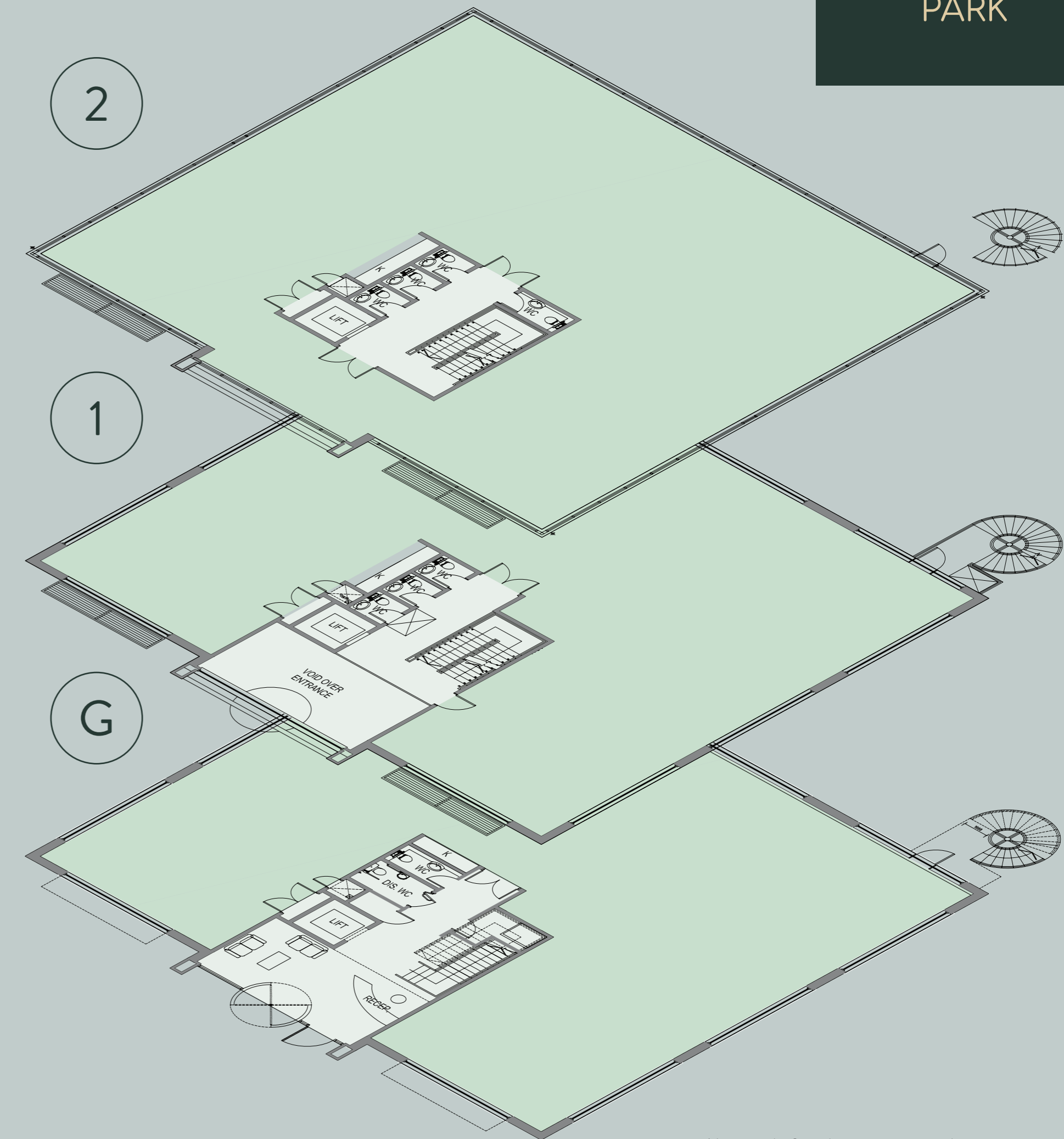
EPC Rating: C

## FLOOR AREAS

Floor	Sq ft (NIA)	Sq m (NIA)
Second	3,924	365
First	3,610	335
Ground (Offices)	3,618	336
Ground (Reception)	306	28
<b>Total</b>	<b>11,458</b>	<b>1,064</b>



## FLOOR PLANS



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**Terms**

Upon application.

**Viewing**

By appointment through the joint letting agents.

 **HanoverGreen**

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