



The River Wing & Tower House

Latimer Park, Chesham, HP5 1TU

MODERN OFFICE SUITES - TO LET - LATIMER PARK, CHESHAM

200 to 976 sq ft
(18.58 to 90.67 sq m)

- Mix of open plan, cellular and meeting rooms
- Glass meeting room in Suite D, Tower House
- Air conditioning for heating and cooling
- Modern kitchenette in each suite
- Door entry system
- Rural location with views of the River Chess

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Summary

Available Size	200 to 976 sq ft
Rent	£25 per sq ft Plus service charge and VAT
Business Rates	Included in the rent
Service Charge	£7 per sq ft Service charge at £4 psf plus Heating & Electricity £3 per sq ft. Overall cost of £7 psf.
VAT	Applicable. VAT is payable on the rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property benefits from superb views over the neighbouring countryside, being situated in an area of outstanding natural beauty & within the Metropolitan Green Belt, yet so close to the M25, London & Watford.

Occupiers benefit from shared reception & WC facilities. Each suite benefits from heating and cooling via air conditioning, carpeting, perimeter trunking, and a kitchenette. There is a mix of open plan, cellular and meeting rooms. Parking is available on a 1:150 ratio.

Location

The property is located within the idyllic surroundings of Latimer Park Estate, just off the Latimer Road, approximately 2 miles from Chalfont & Latimer Station which offers a regular underground (Metropolitan Line) and National Rail (Chiltern Railways) services to central London. The property is within a 5 minute drive of Chesham and a 10 minute drive from junction 18 of the M25 at Chorleywood.

Accommodation

The accommodation comprises the following areas:

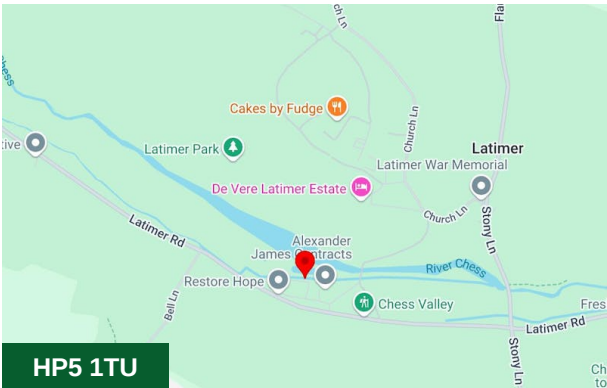
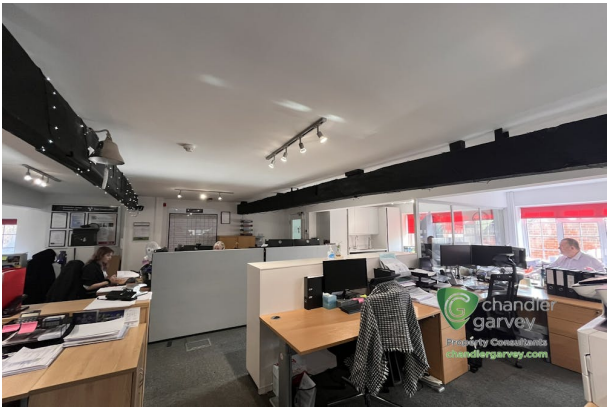
Name	sq ft	sq m	Availability
Ground - Tower House Suite A	667	61.97	Available
1st - Tower House Suite D	976	90.67	Available
1st - Tower House Suite E5	180	16.72	Available
Total	1,823	169.36	

Terms

Available on a new lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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