

# OFFICES **TO LET**



**1,248 Sq. Ft. (116.00 Sq. M.)**

First Floor Office Suite, IDC House

The Vale

**Chalfont-St-Peter**

SL9 9RZ

**WITH SIX PARKING SPACES**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is located in the centre of Chalfont-St Peter just off the A413, close to Junction 16 of the M25 and Junction 2A of the M40 motorways. Gerrards Cross railway station is to the south of the property providing a regular service to London Marleybone.

Chalfont-St-Peter benefits from a good range of local facilities including coffee shops and Co-op supermarket.

## Description

The offices comprise of first floor office suite comprising open plan accommodation with three partitioned offices. There are male and female toilets, small kitchenette and benefits from six parking spaces.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
<b>TOTAL</b>	<b>1,248</b>	<b>116</b>

*Approx net internal area (NIA)*

## Terms

Rental £25,000 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The premises are to be let on a new lease with terms to be agreed outside the Security of Provisions of Landlord and Tenant Act 1954 Part II.

## Business rates

The billing authority is Chiltern District Council

Rateable value: £16,500.00

Rates Payable 2018/19: £8,200.50

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

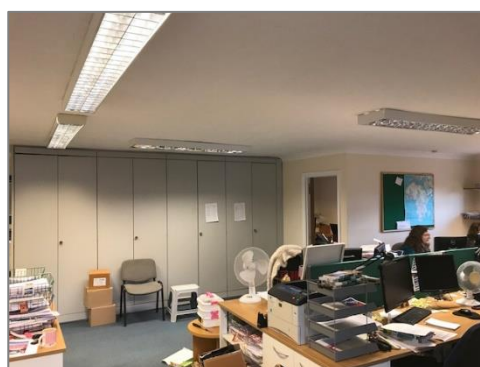
Each party to bear their own professional and legal costs.

## Amenities

- Flexible Terms
- Gas Fired Central Heating
- Six Parking Spaces
- Close to amenities in Chalfont-St-Peter
- Kitchenette
- Male & Female Toilets

## Energy Performance Rating

C (52)



## Viewing and further information



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