

Offices To Let

**REFURBISHED
FLEXIBLE TERMS
REDUCED RENT**

763 sq.ft (70.9sq.m)

**ST PETERS COURT
131 HIGH STREET
CHALFONT ST PETER
GERRARDS CROSS
BUCKS
SL9 9QJ**

Location

Located in the heart of the village of Chalfont St Peter, adjacent to Market Square car park and within 150 yards of the other main public car parks. The town offers good road communication links to the M25 and M40 Motorways. The nearest train station is Gerrards Cross which is just over one mile away and provides direct services to London Marylebone (approx. 30 minutes) and Birmingham.

Description

Second floor office suite with access direct from High Street. The offices have now been refurbished to a high standard and offer the following specification:-

- New carpets throughout
- Suspended ceilings with Cat II lighting
- Perimeter trunking and power outlets
- Electric heating
- Intercom entry system
- New kitchen and refurbished toilets
- One car parking space is available

EPC

An Energy Performance Certificate is available on request or by visit to www.epcregister.com; Certificate No 0251-0531-8760-5399-1002.



Terms

To be agreed.

Rent

£10,000 per annum

Business Rates

The premises are to be assessed.

Legal Costs

Each party to bear their own legal costs

Viewing

By appointment with sole agents:

Greg Rowland
Jaggard Baker
Tel: 01494 689613
Email: gjr@jagbak.co.uk

Important Notice

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VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.