

# Offices To Let

## GRADE II LISTED BUILDING

**2,081 sq.ft (193 sq.m)**

**16 – 18 GERMAIN STREET  
CHESHAM  
BUCKS  
HP5 1LJ**

### Location

The premises are located in the primary office location in the centre of Chesham and are a one minute walk from the main retail parade in Chesham.

### Description

The premises consist of three floors, all offices, in a self-contained Grade II Listed building. The building has a large reception area, 12 cellular offices, 2 staircases, central heating, Category II lighting and a rear secure yard which could be used for parking.

### Terms

Sublet or Assignment of current lease is sought. The lease runs until April 2017 with a break in April 2012

### Rent

£24,000 per annum

### Business Rates

Rateable Value (2010): £14,500  
Est. Rates Payable (2011-12): £6,250

Interested parties are advised to make their own enquiries.

### 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](mailto:gjr@jagbak.co.uk)

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