

TOWER HOUSE
LATIMER PARK
CHESHAM
HP5 1TU

bf.
brasierfreeth.com

Modern Office Suites - To Let

TOWER HOUSE
CHESHAM
HP5 1TU

Modern Office Suites
TO LET

KEY DETAILS

- Mix of open plan, cellular and meeting rooms
- Glass meeting room in Suite D
- Air conditioning for heating and cooling
- Modern kitchen facilities
- Door entry system
- Rural location with views of the River Chess
- On-site allocation car parking
- No on-site access allowed on Sundays

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Suite B	61.32	660
Suite D	90.67	976
Suite E5	20.63	222
TOTAL	**111.30**	**1,198**

These floor areas are approximate and have been calculated on a IPMS3 basis.

AMENITIES

Mix of Offices	*Air Conditioning*	*Door Entry System*	*Natural Light*
WCs	*Kitchenette*	*On-Site Car Parking*	*Idyllic Surroundings*







TOWER HOUSE CHESHAM
HP5 1TU

DESCRIPTION

Tower House is a high quality office building located on the prestigious Latimer Park Estate.

The property enjoys exceptional views over the surrounding countryside, set within an Area of Outstanding Natural Beauty and the Metropolitan Green Belt - yet conveniently close to the M25, London and Watford.

Suite B comprises a self-contained ground floor office with its own kitchenette.

Suite D provides a characterful, large open plan space.

Suite E5 comprises two office rooms on the first floor with views over the River Chess.

Occupiers benefit from a shared entrance, kitchen and WC facilities. Internally, the suites are well appointed, featuring air conditioning for heating and cooling, carpeting, modern kitchen facilities and a contemporary working environment.

Access into Latimer Park is not allowed on a Sunday as the gates are closed for security purposes, and day of rest, due to residential properties on site

AVAILABILITY

The suites can be taken individually or combined.







TOWER HOUSE
CHESHAM
HP5 1TU

Modern Office Suites
TO LET

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.

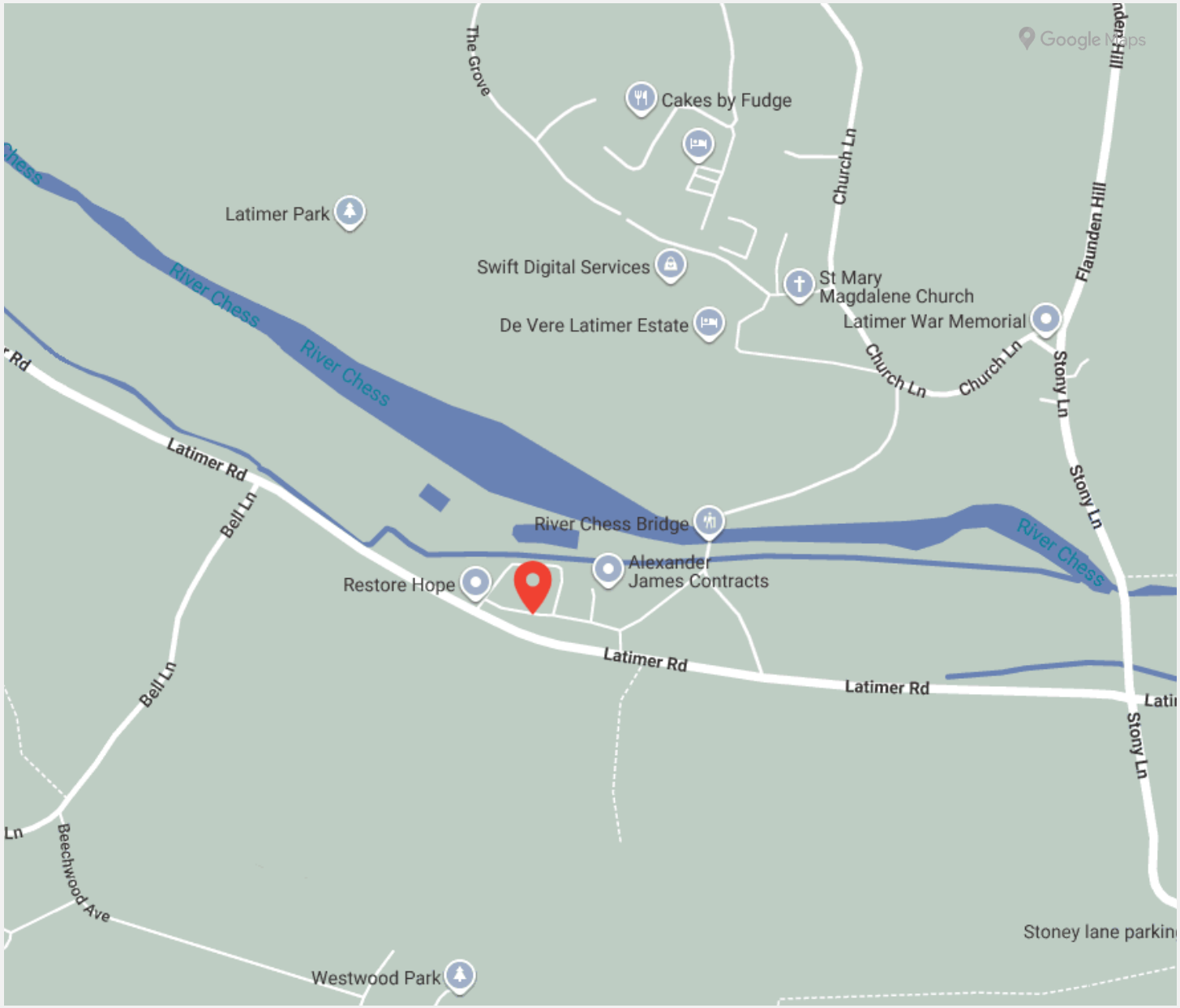
The property is within a 5 minute drive to Chesham and a 10 minute drive from junction 18 of the M25 at Chorleywood.

AREA

- Idyllic rural setting
- Overlooking the River Chess
- Adjacent to the De Vere Latimer Estate

TRANSPORT

- M25 (Junction 18) - 10 minutes
- Metropolitan Line - 2 miles
- Chalfont & Latimer Station - 2 miles



///teeth.spices.reap

brasierfreeth.com

TOWER HOUSE
CHESHAM
HP5 1TU

TERMS

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

RENT

£25 per Sq.ft.

SERVICE CHARGE

Service Charge - £4 per Sq.ft
Heating & Electricity - Approximately £3 per Sq.ft
Total - £7 per Sq.ft

EPC

The property has an EPC rating of C 72. Details available upon request.

BUSINESS RATES

Upon enquiry.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on the rent and service charge.







CONTACT

GET IN TOUCH

Lesley Irons
07860 663850
lesley.irons@brasierfreeth.com

Connor Harrington
07523 801153
connor.harrington@brasierfreeth.com

Felix Sharman
07712 431588
felix.sharman@brasierfreeth.com

Brasier Freeth
enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.