ONE HIGH STREET CHALFONT ST. PETER GERRARDS CROSS

SL9 9QE

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Office Space | To Let / For Sale

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Office Space

TO LET / FOR SALE

KEY DETAILS

- Ground and first floor offices with W/C's on both floors
- Air Conditioned + Meeting Rooms on both floors
- Private Car Parking for 6 - 8 Cars
- Mixture of open plan accommodation/ smaller suites.

DESCRIPTION

Prominent two storey office building with private parking. The property is currently configured with two good sized open plan offices on the ground floor with storage, meeting room, kitchen and both male/ female W/C.s.

The first floor provides almost entirely open plan accommodation with a meeting room, kitchen/ break out area and further male and female W/C.s.

There is a private parking area to the right hand side of the property for 6 - 8 cars.

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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	141.30	1,521
First Floor	151.80	1,634
TOTAL	**293.10**	**3,155**

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

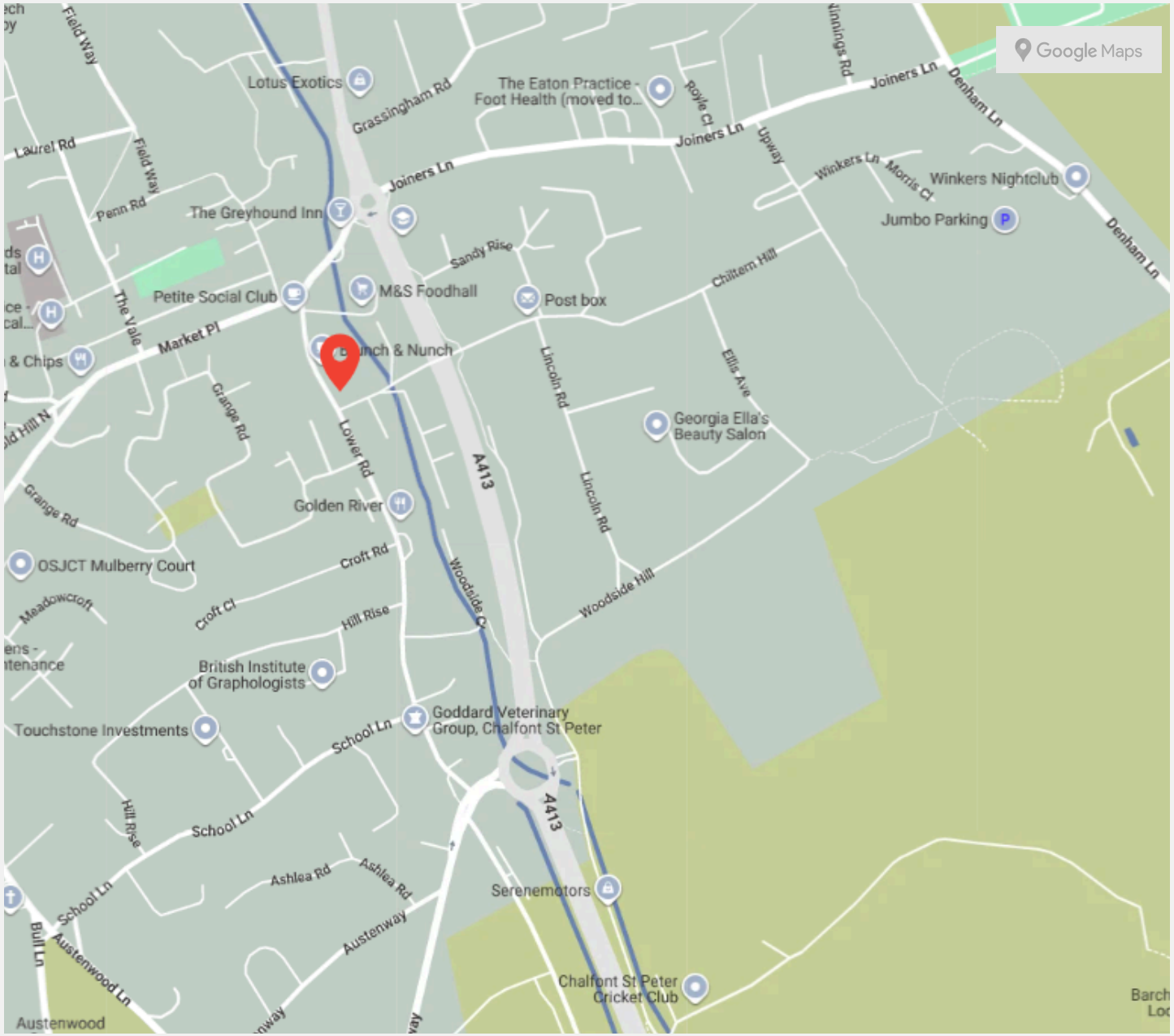
LOCATION

Located in the heart of Chalfont St Peter. The property benefits from good communications via road with both the M40 and M25 motorways within a 10/15 min drive of the property.

Gerrards Cross Train Station is located 1.5 miles away with regular services into Central London.

TRANSPORT

- Gerrards Cross Station - 1.5 miles
- M40 - within 10 min drive
- M25 - within 10 min drive



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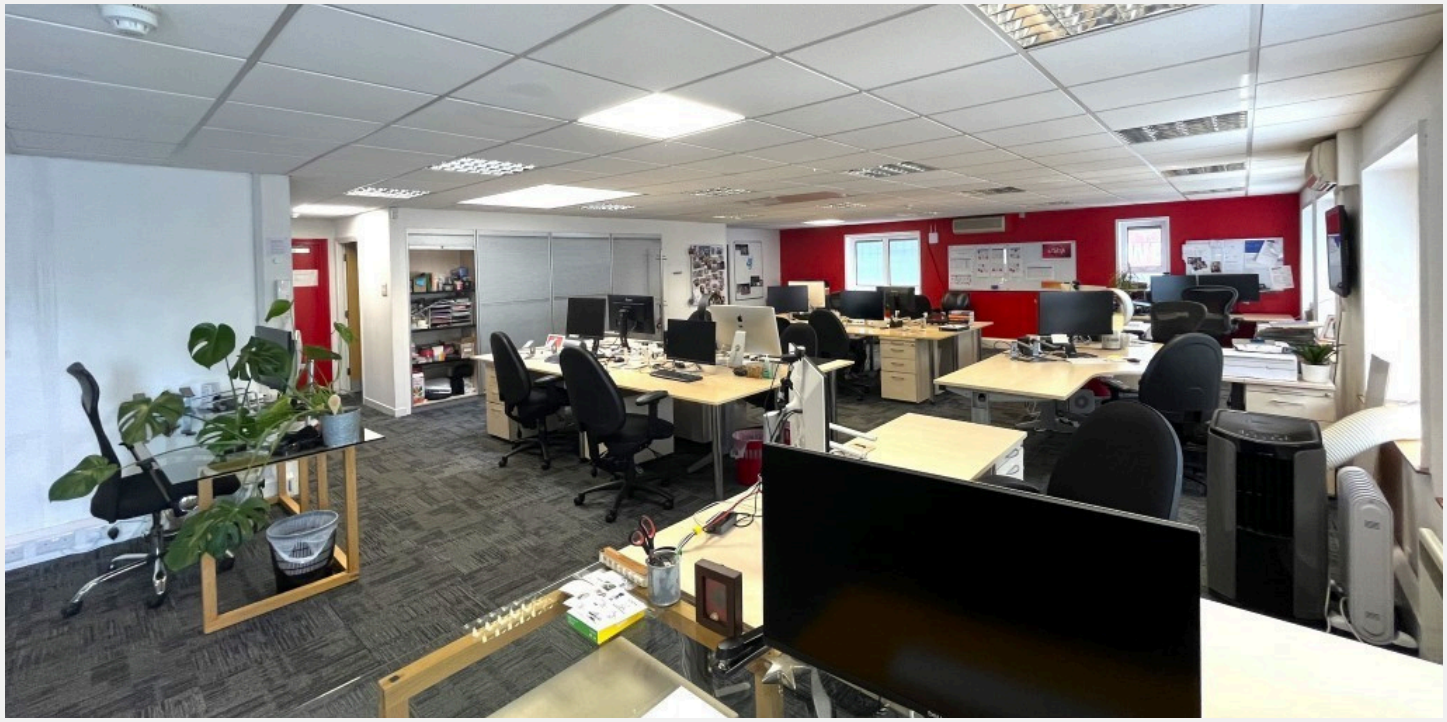

TENURE

Available freehold or to let on a new lease by negotiation.

PRICE

£1,100,000 offers over.

RENT

£25 per Sq.ft exclusive.

EPC

The property has an EPC rating of C 67.

Details available upon request.

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BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £41,000.

The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Buckinghamshire Council - 0300 131 6000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

VAT

This property is subject to VAT.

CONTACT

GET IN TOUCH

OCTOBER 2026

Connor Harrington
07523 801153
connor.harrington@brasierfreeth.com

Marc Adler
07889 443713
marc.adler@brasierfreeth.com

Joint Agent
Bill Harrington - Harringtons
07889 652 223

brasierfreeth.com

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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.