Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

Prominent First Floor Office Suite in an Idyllic Village High Street Location

The Perfect Environment to Grow Your Business and Return to the Office

SUITE 6, STONE HOUSE
12 HIGH STREET, CHALFONT ST GILES
BUCKS HP8 4QA







Approx. 165 sq.ft. (15.3 sq.m) Approx. Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
Stone House is situated in a prominent position in Chalfont St Giles High Street, opposite the Village Green and pond. Chalfont St Giles itself is situated just off the A413 Amersham to London road, and is therefore within easy reach of the M25 at Denham, Junction 2. Rail connections to London Marylebone are also available at Amersham, Chalfont & Latimer, Seer Green and Gerrards Cross.



DESCRIPTION
Modern office suites accommodation in a multi-tenanted building, which has been previously refurbished to provide seven open-plan office suites.

ACCOMMODATION (Approximate Net Internal Area)

Suite 6 (Rear) 165 sq.ft. (15.3 sq.m)

AMENITIES

- Carpeting throughout
- Skirting trunking
- Kitchen facilities
- Double glazing
- Gas central heating
- Male and female WC's
- Unrestricted parking in the village
- Idyllic village setting

TERMS
New full repairing and insuring leases for a term by arrangement, subject to upward only rent reviews.

RENTS
Suite 6 (Rear) £7,000 per annum

Exclusive of all other outgoings, including business rates, insurance, service charge and utilities.

RATES
The Valuation Office website indicates a Rateable Value of £3,750 from 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence. Small Business Rates relief may be applicable.

LEGAL COSTS
Each party is to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 59.

VIEWING - Strictly by appointment with the Sole Agents:-

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Ref: JKH / 0725