



**CHALFONT ST PETER
SL9 9QA**

**ARCH HOUSE
2-4 HIGH STREET**

**SMART SELF-CONTAINED
BUSINESS UNIT IN
LANDSCAPED COURTYARD
DEVELOPMENT**

**792 SQ.FT (73.60 SQ.M) -
1,670 SQ.FT (155.19 SQ.M)**

**TO LET ON FLEXIBLE
TERMS**

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com



Please contact
Jonathan Hillman
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Mary Ottey
mo@bridgerbell.com

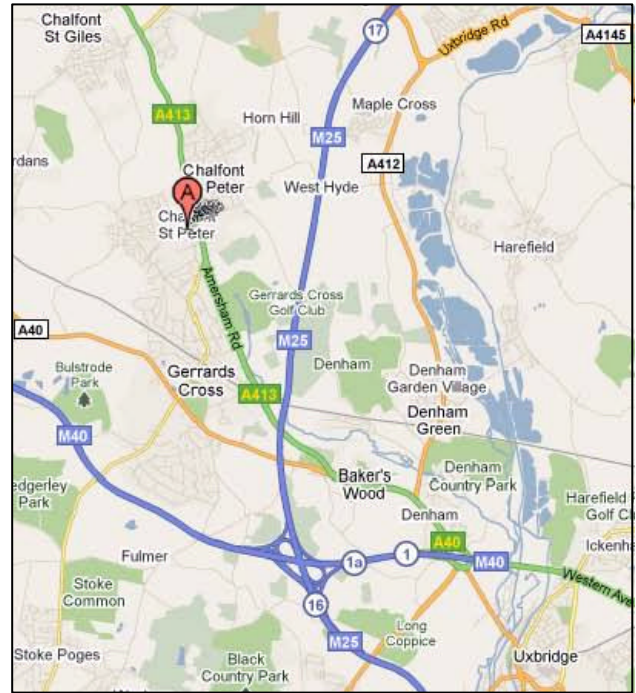
Tel: 01372 730000

Location:

The town lies off the A413 dual carriageway providing fast access to junction 17 of the M25 and junction 1 of the M40. Gerrards Cross railway station is within a few minutes drive with a fast and efficient train service to London Marylebone or Birmingham Snow Hill. The property is located within a short walk of the main High Street / Market Place where amenities include a Post Office, banks, cafes, restaurants and excellent retail.

Description:

Arch house is situated in a small courtyard of similar properties. It is a modern 2 storey brick design under a tiled roof incorporating open plan and cellular accommodation on the ground and first floors respectively. The property has the following approximate net internal floor areas:-



Floor	Size (Net internal)	Rent (exclusive of all outgoings and VAT)	Service Charge (+ VAT)	Rateable Value	Rates Payable)
Ground	792 (73.60 sq m)	£13,662			
First	878 (81.59 sq.m)	£15,145			
Total	1,670	£28,842	To be confirmed		

Amenities:

8 on site car spaces	Good natural light
Suspended ceilings	Perimeter trunking
Intruder alarm system	Gas central heating
Double glazing throughout	Kitchenette
Male/Female and Disabled W.C.s	

Tenure: New flexible lease terms are available by negotiation.

Viewings:

Can be arranged at short notice via Jonathan Hillman or Mary Ottey of Bridger Bell on **01372-730000** or Marcus Dodd of our joint sole agent Stupples on **01296 398383**

EPC: An Energy Performance Certificate can be provided upon request.

Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property,

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