



AVAILABLE TO LET

CHALFONT PARK HOUSE

Gerrards Cross, United Kingdom, SL9 0DZ

An opportunity to occupy a fully fitted out, prestigious office building, set in an attractive and mature parkland setting.

Chalfont Park House comprises 14,645 sq ft (1,361 sq m) of fully fitted office accommodation over ground and two upper floors.

Grade II listed, well specified period office building located 1.5 miles to the North of Gerrards Cross town centre.

The office is fitted out to a very high standard including reception, boardroom, auditorium and break-out area as well as an executive office and open plan area.

These features can either be left in for the benefit of an incoming tenant or stripped out by the landlord.

Chalfont Park is a business park totalling approximately 36 acres (14.6 hectares), developed in 2000/01 within the original grounds of the subject property.

Gerrards Cross has quick and easy access from the M40 and M25

| | |
|---------------|--------------|
| Rent | £27.50 PSF |
| Building type | Office |
| Size | 14,645 Sq ft |

Marketed by: Bray Fox Smith

For more information please visit:
<https://realla.co/chalfont-park-house>



The accommodation is ready for occupation and benefits from the following:

Plug and play space

Air conditioning

Raised floors throughout the majority of accommodation

Great natural light

1 x 8 person (630kg) passenger lift

Excellent floor to ceiling height

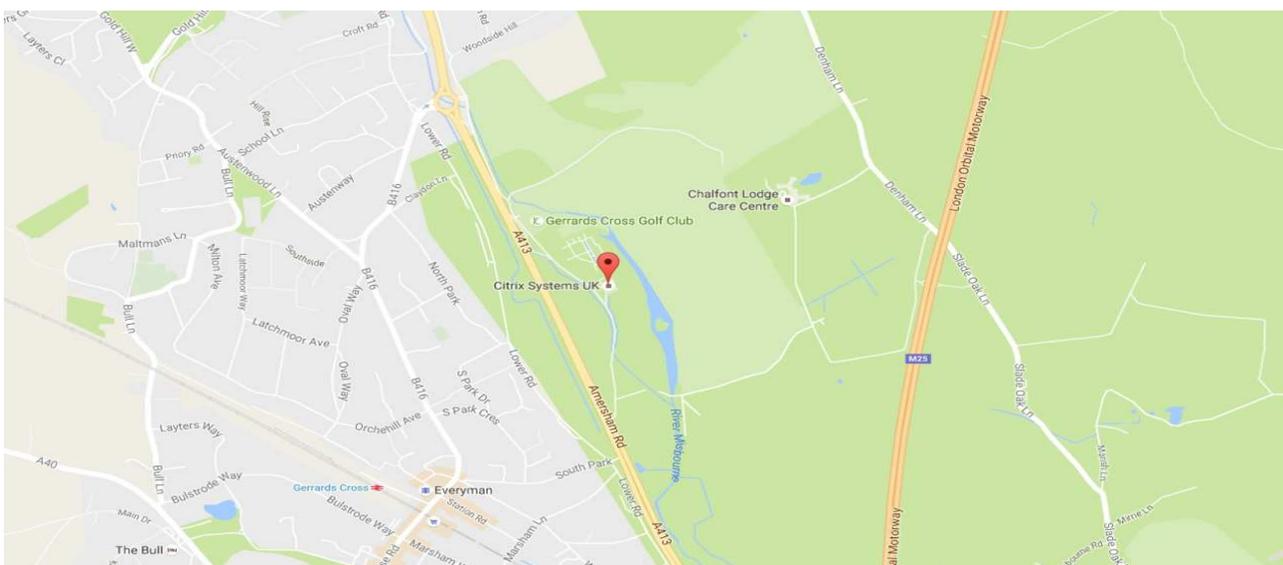
EPC rating C

59 on site car parking spaces providing an excellent parking ratio of 1:248 sq ft

The history of Chalfont Park House was brought to life by the inclusion of original artwork from the Chalfont Estate and Thunderball, which was part-filmed there in 1965.



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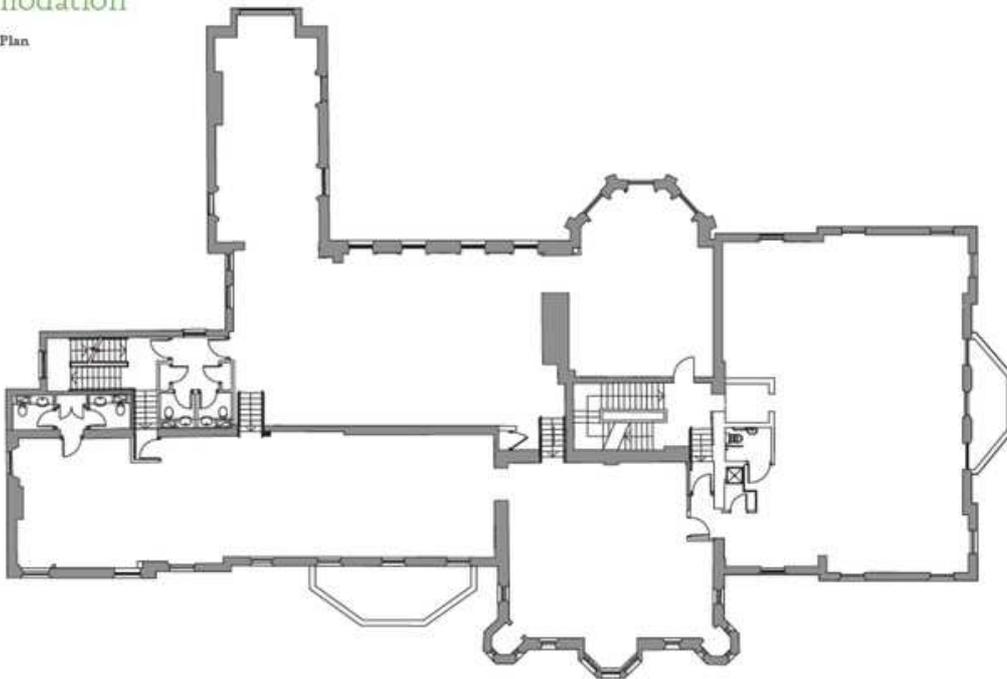


Data provided by Google

| Unit | Floor | Sq ft | Sq m |
|-------------------|--------|---------------|-----------------|
| NIA | Ground | 6,887 | 639.82 |
| NIA | First | 5,949 | 552.68 |
| NIA | Second | 1,809 | 168.06 |
| Total size | | 14,645 | 1,360.57 |

Accommodation

Indicative Floor Plan



| | |
|--------------------------|---|
| Location overview | Gerrards Cross is an affluent town in South Buckinghamshire approximately 17 miles (27km) to the north west of Central London. It benefits from fantastic amenities which are easily accessible from Chalfont Park House |
| Transport | Gerrards Cross has excellent transport links and whether you are travelling by train or in the car, the journey will never be a problem. |
| Airports | The town is well served by London's main airports. London Heathrow airport is located within 13 miles to the south of Chalfont Park. Luton Airport is located 28 miles to the North via the M25 and M1, and Gatwick is within 50 miles to the South, via the M25. |
| National rail | The town is served by Gerrards Cross mainline railway station which provides a regular and direct service to London Marylebone with a fastest journey time of approximately 17 minutes. The station is less than 1.5 miles away and the Park benefits from regular shuttle bus trips. |
| Tube | There are several tube stations in the area: Uxbridge is Metropolitan and Piccadilly lines, Hillingdon is Piccadilly line, Rickmansworth is Metropolitan Line and West Ruislip is Central Line. It is also possible to get to Watford on the Metropolitan Line via Moor Park. |
| Road | The town is located just a 10 minute drive to the north of the M40 Motorway between Junctions 1 and 2 providing access east into Central London via the A40 and west to Oxford. Junction 1 of the M40 interchanges with the M25 allowing access to the Greater London road network. |



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