



**AITCHISON
RAFFETY**



- Reduced Rent to £20,000 pax.
- Rent free incentive available.
- Class E planning
- Would suit a variety of uses including gyms
- Recently resurfaced parking area for approx 8-10 cars
- Kitchen
- Self-contained

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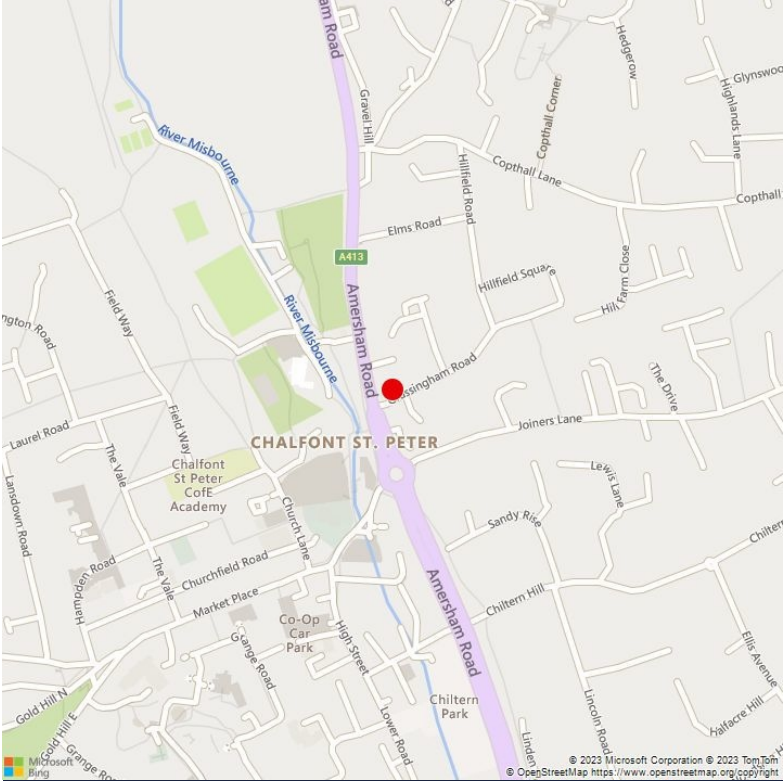
Gravel Hill/ A413, Chalfont St. Peter, Buckinghamshire, SL9 9QP

Two-storey Class E unit with excellent parking area

Approx. 2,408 Sq Ft (223.7 Sq M)

To Let

Gravel Hill/ A413, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9QP



Description

The property comprises a two-storey commercial unit previously used as offices and storage space. The ground floor provides an entrance/ reception area with two private offices, kitchen, w/c's and storage area. The first floor provides predominantly open plan space with two private rooms and a meeting room. There is a recently resurfaced parking area for approx 8-10 cars directly to the front of the property.

Location

Situated on a small private estate overlooking the A413 at Chalfont St Peter, adjacent to the junction with Grassingham Road, close to the centre of Chalfont St Peter. There is a public pay and display car park opposite.

Town centre 0.2 Miles
A40 Denham 4.6 Miles
M25 (Junction 17) 4.4 Miles

Floor Area

Ground Floor	1,320 Sq Ft	122.63 Sq M
First Floor	1,088 Sq Ft	101.08 Sq M
Total	2,408 Sq Ft	223.7 Sq M

Rent

£20,000 per annum exclusive

Terms

A new lease is available for a term to be agreed by negotiation.

Business Rates

From verbal enquiries, we understand the current rateable value is £19,250 with rates payable in the order of £9,605 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

The property has a rating of 108 - Band E

Legal Costs

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

Viewings

Strictly by appointment via the sole agents Aitchison Raffety, Connor Harrington, 01494 480 870, Connor.harrington@atgroup.co.uk or Ian Archer, 01442 220800, ian.archer@argroup.co.uk

AITCHISON
RAFFETY

www.argroup.co.uk



RICS

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We invest in people Silver



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