

BELL LANE OFFICE VILLAGE

BELL LANE | LITTLE CHALFONT | BUCKS HP6 6GL



1,380 sq ft – 3,285 sq ft approx
(128m² – 305m²)

www.bellaneofficevillage.co.uk

a quality business development from



BELL LANE OFFICE VILLAGE

BELL LANE | LITTLE CHALFONT | BUCKS HP6 6GL



THE DEVELOPMENT

The Bell Lane Office Village provides 15 self-contained office units, available on either a freehold or leasehold basis. A management company will be formed, of which purchasers will acquire a share to ensure the development is maintained in prime condition. Car parking will be allocated to each unit.



THE SPECIFICATION

- ▶ Central Heating
- ▶ Accessed raised floors
- ▶ 107 car parking spaces
- ▶ Secured landscaped environment
- ▶ Suspended ceiling with recessed Cat II lighting
- ▶ Male and female toilet facilities
- ▶ Carpeting
- ▶ Lifts to Block A units



PRICE/RENT

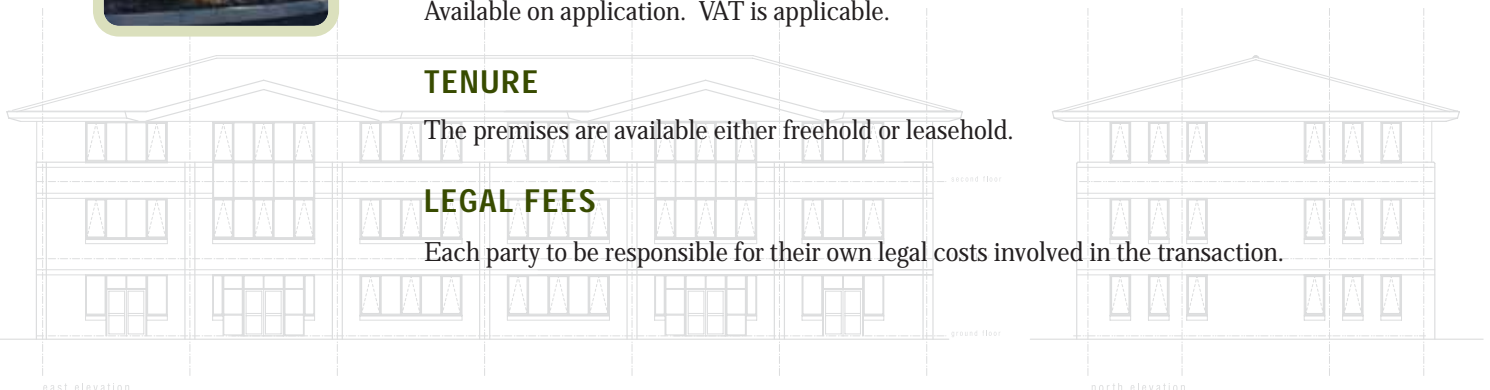
Available on application. VAT is applicable.

TENURE

The premises are available either freehold or leasehold.

LEGAL FEES

Each party to be responsible for their own legal costs involved in the transaction.



THE SITE



UNIT SIZES – BLOCK A		
Unit A1	1,380 sq ft	128m ²
Unit A2	1,380 sq ft	128m ²
Unit A3	1,380 sq ft	128m ²
Unit A4	1,380 sq ft	128m ²
Unit A5	1,380 sq ft	128m ²
Unit A6	1,380 sq ft	128m ²
Unit A7	1,380 sq ft	128m ²
Unit A8	1,380 sq ft	128m ²
Unit A9	1,380 sq ft	128m ²
Unit A10	1,380 sq ft	128m ²
Unit A11	1,380 sq ft	128m ²
Unit A12	1,380 sq ft	128m ²
TOTAL	16,560 sq ft	1,536m²

UNIT SIZES – BLOCK B		
Unit B1	2,635 sq ft	245m ²
Unit B2	3,267 sq ft	303m ²
Unit B3	3,285 sq ft	305m ²
TOTAL	9,187 sq ft	853m²

Measurements are taken off plan and are subject to site verification.



These units can be combined either horizontally or vertically to provide larger areas.



BELL LANE OFFICE VILLAGE

BELL LANE | LITTLE CHALFONT | BUCKS HP6 6GL



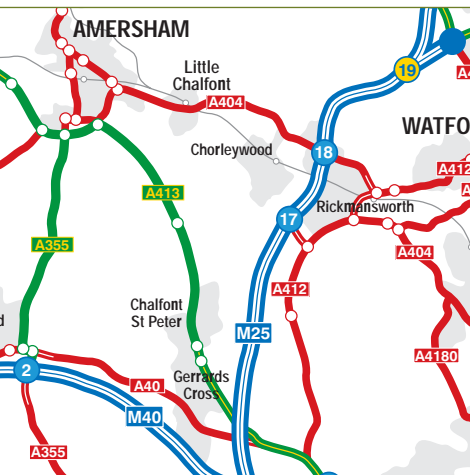
THE LOCATION

Little Chalfont is located immediately to the east of Amersham in Buckinghamshire and approximately 30 miles to the north west of central London.

The main through road is the A404 which provides west-bound access to Amersham and east-bound access to Chorleywood, Junction 18 of the M25 motorway and thereafter, Rickmansworth. Junction 18 of the M25 is 6.5km (14 miles) to the east, Junction 2 of the M40 is approx. 9.5km (6 miles) to the south and the M1 can be accessed from Junction 21 of the M25, approx. 16km (10 miles) to the north east.

There is also excellent motorway access to the London airports, Heathrow being approx. 24km (15 miles) away and Luton airport approx. 42km (26 miles) via the M1.

The Chalfont & Latimer railway station, approx. 0.75km (0.5 miles) away provides both national rail and Metropolitan (Underground) services to central London with a journey time of approx. 40 minutes.



MORE INFORMATION

Contact Alan Chandler on **07831 372711**

email: ac@stupples.com

Misrepresentation Act 1967:

Messrs Stupples Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Stupples Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.