

A brand new flagship office building of 10,776 sq ft (1,000m<sup>2</sup>) in Little Chalfont, Buckinghamshire

# Metline



[www.metlinelittlechalfont.co.uk](http://www.metlinelittlechalfont.co.uk)

a quality business development from



# Metline

so quiet, so convenient...

## the **development**

Metline is a high specification office development providing 10,776 sq ft of prestigious accommodation arranged over two floors. The scheme provides a complementary design using both modern glass and traditional brick to create a striking image for any occupier wishing to make a corporate statement.

Metline is conveniently located close to Chalfont and Latimer Station which is served by both the Metropolitan Underground Line and National Rail services, providing access into Central London in approx. 40 mins.

first floor



upper ground floor



## the **specification**

- 40 car parking spaces, most secure underground park
- Air conditioning
- Full access raised floors
- Cat 2/LG5 lighting in suspended ceilings
- Male and female toilet facilities
- Carpeted

## price/rent

Available on application. VAT is applicable.

## tenure

The premises are available either freehold or leasehold.

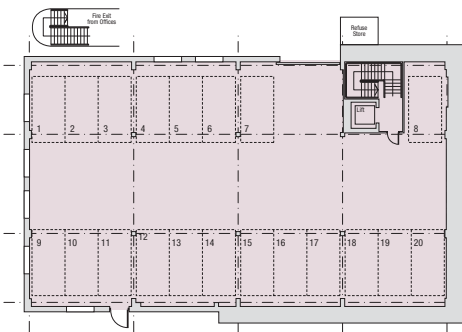
## legal fees

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

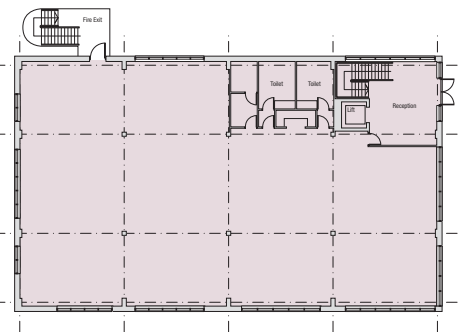
south elevation

east elevation

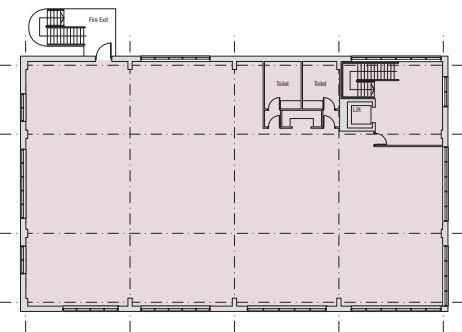
the site



lower ground floor

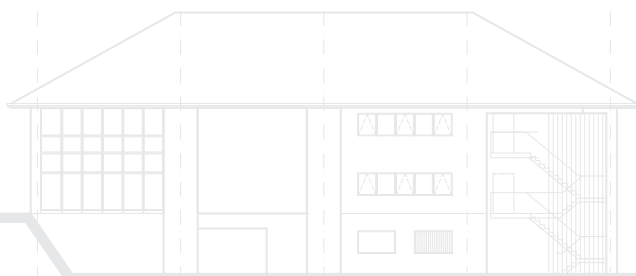


upper ground floor  
nett area: 5,385 sq ft (500m<sup>2</sup>)



first floor  
nett area: 5,391 sq ft (500m<sup>2</sup>)

**nett internal floor area: 10,776 sq ft (1,000m<sup>2</sup>)**



north elevation



west elevation

# Metline

## out of the way, not out of reach

### the **location**

Metline is located in a superb semi-rural environment, yet only a mile from Chalfont and Latimer Metropolitan Line railway station and 10 minutes' drive from junction 18 of the M25 at Chorleywood.

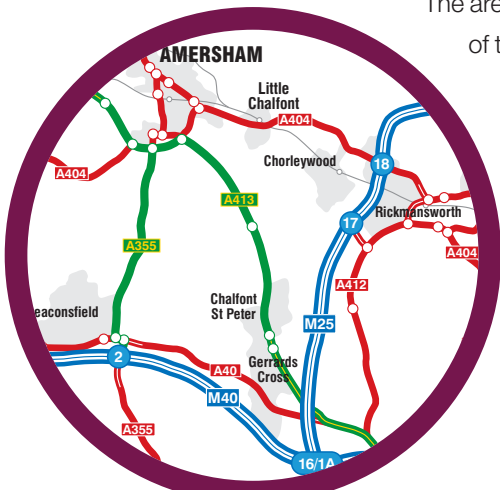
The Metropolitan Railway to Little Chalfont/Chesham was opened on 8th July 1889 and was the 1st steam powered underground railway in the world. 'Metro-land' was a utopian dream conceived from the construction of this line and became the title used in colourful brochures produced as early as 1915 and throughout the 1920's to promote the countryside and newly built houses ('Met-Houses') for sale along the line. The area remains popular with commuters and businesses today, who continue to enjoy the benefits of a semi-rural/urban environment.

Travel times on the Met Line from Chalfont and Latimer station to:

Amersham – 4 minutes	Harrow-on-the-Hill – 28 minutes
Wembley Park – 33 minutes	Baker Street – 48 minutes
Kings Cross – 50 minutes	Aldgate – 65 minutes

In addition, there is a Chiltern Turbo rail service to London Marylebone and Aylesbury.

The area generally has excellent communications being 10 minutes drive from junction 18 of the M25 at Chorleywood and within 10 minutes drive of junction 2 of the M40 at Beaconsfield. Both London Luton and Heathrow airports are within easy reach.



more **information**



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