

BUILDING 1, CHALFONT PARK, GERRARDS CROSS, SL9 0BG

OFFICE INVESTMENT OR PERMITTED DEVELOPMENT OPPORTUNITY IN AN EXCEPTIONAL ENVIRONMENT



A modern, good specification and attractive office building of 38,618 sq ft (nia) at the entrance to a 5-building park in extensive grounds adjacent to, and sharing an access with, Gerrards Cross Golf Club.

Freehold, fully let under an FRI lease to Gerrards Cross Centre Limited, trading as the Spaces brand of IWG, on a term to expire on 24 December 2034 at a contracted rent of £929,500 pa (£24.00 per sq ft).

Prior Approval for conversion to 50 residential apartments.

Established park location with excellent access to both the M25 (J16) and the M40 (J1A).

For further information please contact:

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DESCRIPTION & SPECIFICATION

- Building 1, along with Buildings 2-4, was developed in 2020 by Wilson Bowden Developments and comprises a high quality, modern office building of 38,995 sq ft on ground and 2 upper floors.
- The property fronts a courtyard area with external seating and communal landscaped areas. The main car parking for the building is to the side and rear of the building.
- Office car parking for 116 cars providing a ratio of 1:333 sq ft.
- The building is of steel frame construction with brick elevations and has the following specification:
 - Double height reception area.
 - Two x 13 person lifts.
 - Suspended ceilings originally with recessed Category II style lighting.
 - Male, female and disabled WC’s accessed from the lift lobbies of each floor.
 - Four pipe fan coil air conditioning.
 - Fully accessible raised floor with approximate void of 150mm.
 - Good floor to ceiling height throughout.
 - Fitted out internally as a serviced office facility.

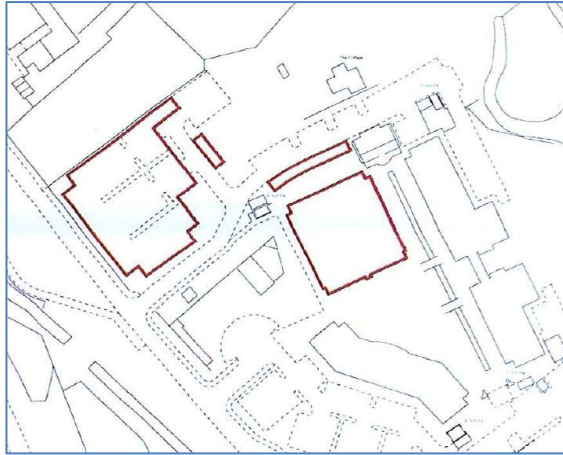
FLOOR AREAS (nia) taken from valuation report

Floor	Use	Area (sq m)	Area (sq ft)
Second	Office	1,207.17	12,994
First	Office	1,181.44	12,717
Ground	Office	1,199.09	12,907
TOTAL		3,587.70	38,618



TENURE

Freehold. Title Number: BM272163.



TENANCY

Fully let under an FRI lease from 9 March 2016 to 8 March 2028 to Gerrards Cross Centre Limited, trading as the Spaces brand of IWG.

The term was extended by a Deed of Variation, dated 12 January 2022, for a term including 9 March 2028 to and including 24 December 2034.

The contracted rent is £929,500 pa (£24.00 per sq ft).

Tenancy and title info is in the data room.



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LOCATION

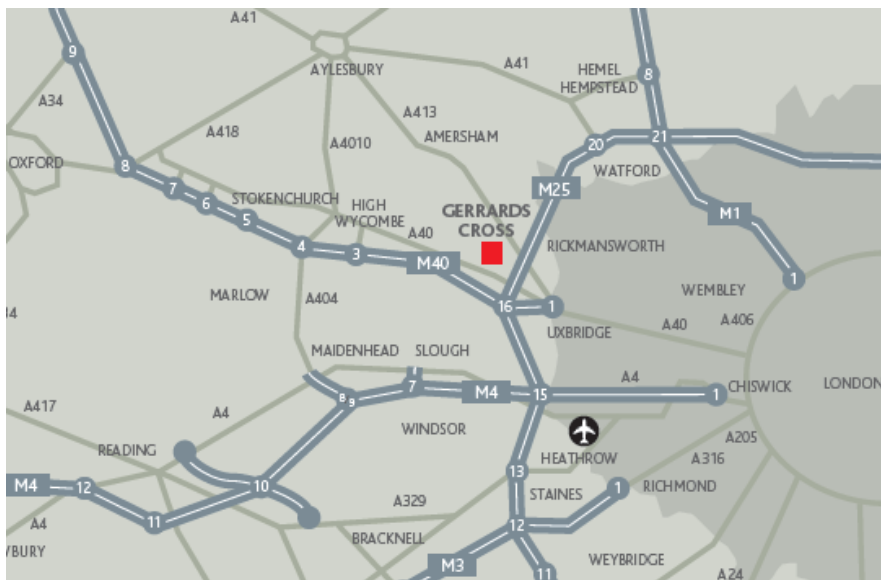
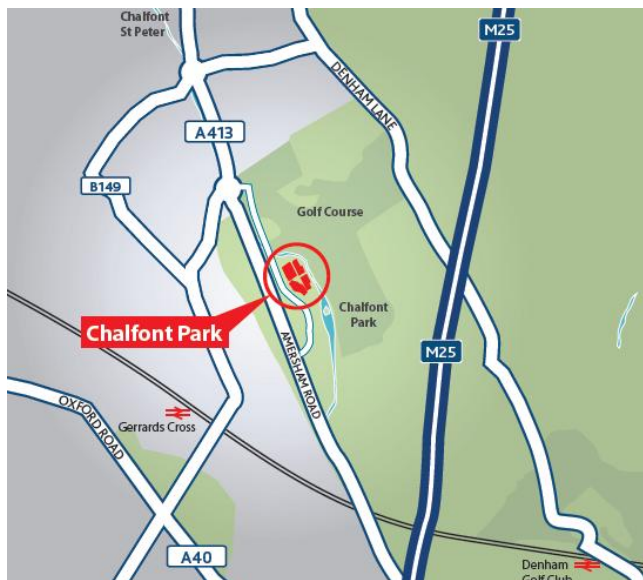
Gerrards Cross is in South Buckinghamshire and is located approximately 21 miles north west of Central London. The town lies just off the A40 approximately 3.5 miles north west of Junction 1 of the M40 and within a 5 mile drive of Junction 16 of the M25 motorway.

Gerrards Cross is an affluent commuter town with a fastest rail journey time of 19 minutes into London Marylebone. The town benefits from Tesco and Waitrose foodstores, an Everyman Cinema and the train station is in the centre of the town, The High Street provides retail and other amenity with further facilities at Chalfont St Peter which is close by to the north.

London Heathrow Airport is within 13 miles of Gerrards Cross.

The park is east of the A413 dual carriageway with Gerrards Cross town centre to the west of the A413. Gerrards Cross Golf Club and Buttercups children's nursery are immediately adjacent to the park.

Travel to	Distance	Times
Gerrards Cross Rail	1.5 miles	5 mins
M25 J16	5 miles	9 mins
Uxbridge	5.2 miles	13 mins
M4	9.8 miles	16 mins
Heathrow Airport	13 miles	20 mins



Gerrards Cross Golf
Club adjacent



PRIOR APPROVAL PLANNING

Prior Approval granted for conversion to 50 residential units granted on 22 August 2024 by Bucks Council under planning ref. PL/24/2052/PAPCR.

The conversion scheme would be served by 96 car parking spaces, including 8 wider, accessible bays and 5 motorcycle bays.

Montagu Evans planning team has prepared a note saying that should the Prior Application be reapplied for there is a good probability of it being approved again given the current approval and no change in planning legislation.

Prior Approval Schedule of Accommodation

UNIT	GIA (sq m)	GIA (sq ft)	BEDS/ PERSONS
Ground			
01	59.6	641.5	1B/2P
02	59.8	643.7	1B/2P
03	54.0	581.3	1B/2P
04	83.2	895.6	1B/2P
05	54.9	590.9	1B/2P
06	63.3	681.4	1B/2P
07	51.6	555.4	1B/2P
08	57.2	615.7	1B/2P
09	64.0	688.9	1B/2P
10	54.9	590.9	1B/2P
11	79.2	852.5	1B/2P
12	54.0	581.3	1B/2P
13	59.2	637.2	1B/2P
14	53.7	578.0	1B/2P
First			
15	77.6	835.3	1B/2P
16	56.7	610.3	1B/2P
17	40.2	432.7	Studio
18	54.2	583.4	1B/2P
19	78.8	848.2	2B/3P
20	78.8	848.2	2B/3P
21	54.2	583.4	1B/2P
22	41.3	444.5	Studio
23	56.8	611.4	1B/2P
24	77.6	835.3	1B/2P
25	58.9	634.0	1B/2P
26	40.7	438.1	Studio
27	54.2	583.4	1B/2P
28	78.8	848.2	2B/3P
29	78.8	848.2	2B/3P
30	54.2	583.4	1B/2P
31	39.8	428.4	Studio
32	55.4	596.3	1B/2P

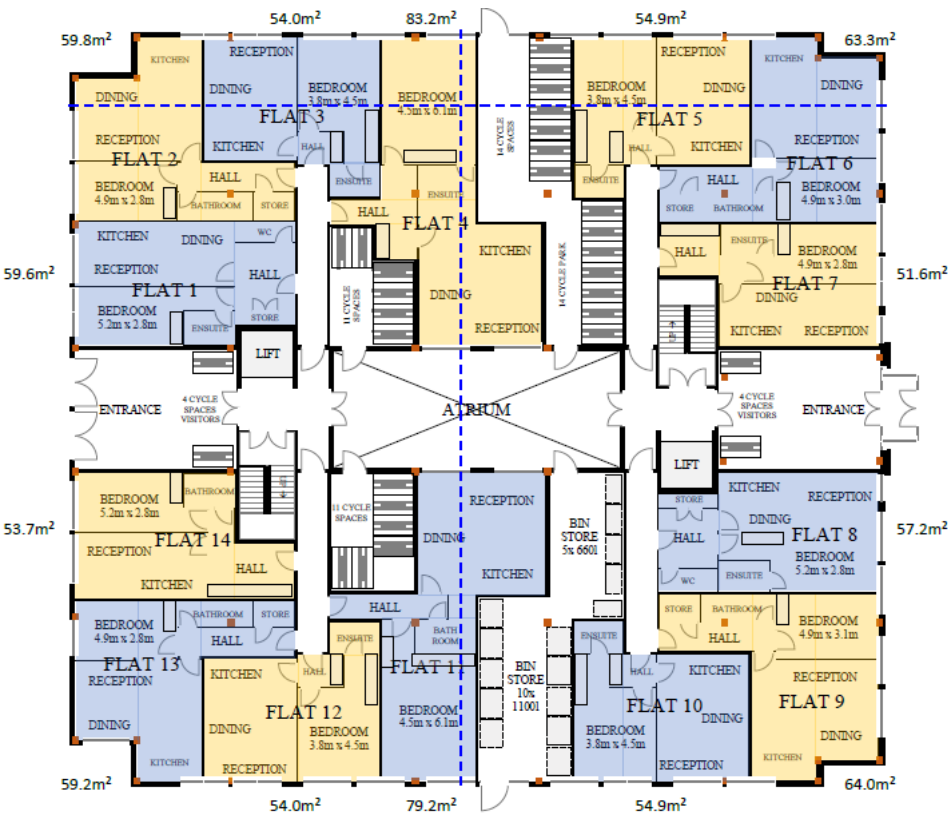
UNIT	GIA (sq m)	GIA (sq ft)	BEDS/ PERSONS
Second			
33	77.6	835.3	1B/2P
34	56.7	610.3	1B/2P
35	40.2	432.7	Studio
36	54.2	583.4	1B/2P
37	78.8	848.2	2B/3P
38	78.8	848.2	2B/3P
39	54.2	583.4	1B/2P
40	41.3	444.5	Studio
41	56.8	611.4	1B/2P
42	77.6	835.3	1B/2P
43	58.9	634.0	1B/2P
44	40.7	438.1	Studio
45	54.2	583.4	1B/2P
46	78.8	848.2	2B/3P
47	78.8	848.2	2B/3P
48	54.2	583.4	1B/2P
49	39.8	428.4	Studio
50	55.4	596.3	1B/2P
TOTAL	3,002.6	32,320	

Type	Unit no.
Studio	8
1B/2P	34
2B/3P	8
Total	50

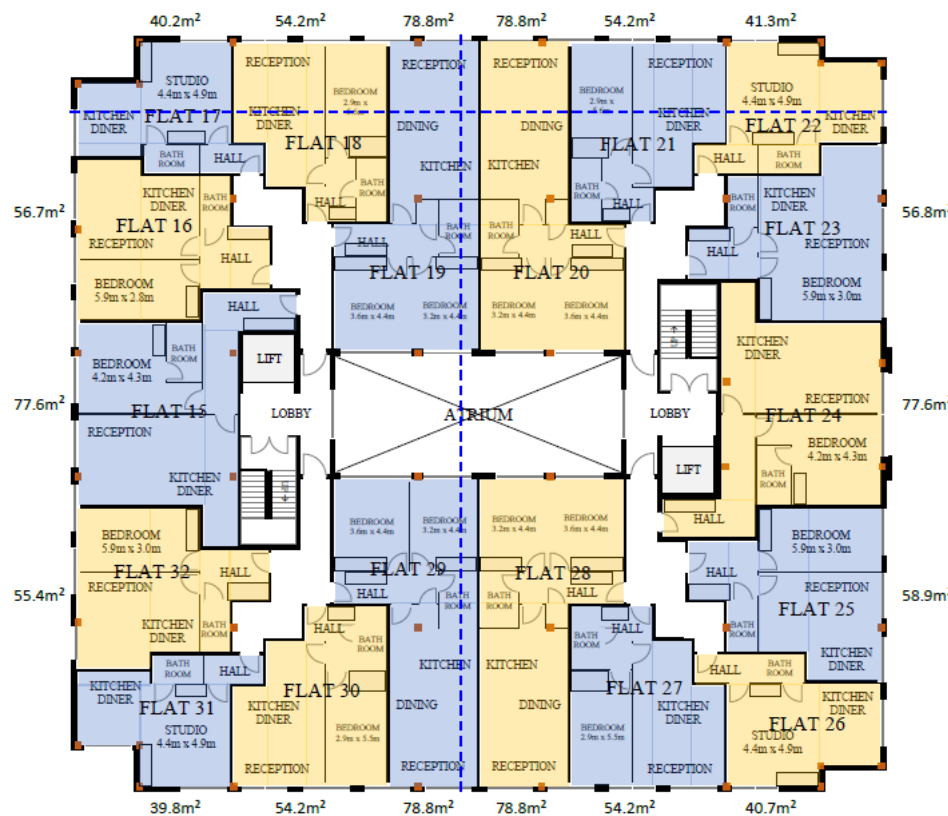
The full planning application and documents are available in the data room and on the Bucks planning portal and purchasers should rely on their own investigations.

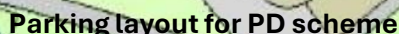
Prior Approval Floor Plans

Ground



First & Second





Buildings 2-4 have been converted to residential under Prior Approval and we believe are occupied on a rental model rather than via private sale. The 3 buildings all achieved in excess of £200 per sq ft on pre-conversion sales. The Grade II Chalfont Park House is occupied as an office by TSL.

An aerial map of the Gerrards Cross Golf Club area. The map shows the River Misbourne flowing through the site. Several buildings are labeled: B1, B2, B3, and B4. A red arrow points from the text 'All converted to flats' to each of these four buildings. The map also shows the Club House, Chalfont Park, and Chalfont Park House. The TSL logo is visible in the bottom right corner. The map includes a scale bar indicating 0.5 km and a north arrow.



Chalfont Park House (TSL)

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GALLERY



FURTHER INFORMATION

Legal

The site is owned freehold under the registered Title Number: BM272163. Each party to bear its own legal costs. **SEE IMPORTANT NOTE OVERLEAF.**

EPC – 45 B

A copy of the EPC is contained within the data room.

VAT

We understand the property has been elected for VAT and it is likely that the transaction will be treated as a TOGC.

Data Room

A data room has been set up with relevant documentation; access is available on request.

Anti-money Laundering/KYC

In order to comply with anti-money laundering legislation, the purchaser will be required to provide certain identification documents. These documents will be and requested from the purchaser at the point of agreeing Heads of Terms.

Park Management & Management Company

The estate road and common areas are in the ownership of WBD (Chalfont Park) Limited and an estate charge is payable.



PROPOSAL

Freehold interest for sale subject to the tenancy.
Guide price £7,000,000 (£180 per sq ft on office nia).



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Fraser
real estate

On the instructions of the joint
receivers at Fraser Real Estate

brayfoxsmith.com

IMPORTANT NOTE

1. The Receivers act on behalf of the Vendor, without personal liability.
2. The Property is sold as seen with no title guarantee, covenants for title or warranties.
3. No replies to standard to pre-contract enquiries will be provided.
4. The sale contract will be in a standard form for a sale by a limited company acting by its Receivers, and no amendments (save in relation to factual matters) will be accepted.
5. The Purchaser must rely on its own due diligence, searches, inspections and enquiries.



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