



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD OFFICE FOR SALE 3,168sf (294sm) GIA approx.

International House, Ethorpe Crescent,
Gerrards Cross, Bucks SL9 8QR



LOCATION

International House is situated in the centre of Gerrards Cross, opposite the Ethorpe Hotel and close to other shops and restaurants.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx. 3 miles, J1a M40 and J16 M25 approx. 6 miles.

The mainline railway station is 300 yards walking distance and is served by the popular Chiltern Line with regular services to Birmingham and approx. 20 minutes to London Marylebone.

What3Words Location: [///linked.drop.dollar](https://www.what3words.com/?w3w=///linked.drop.dollar)



DESCRIPTION

The building currently provides a mix of open plan and cellular office space over three floors, as well as a basement, with a Net Internal Area of 2,441sf (227sm) and Gross Internal Area of 3,168sf (294sm) approximately, all accessed at ground floor level from Ethorpe Crescent. The offices are fully carpeted with ceiling mounted spot lighting and gas fired central heating.

Access is also available directly from the terraced area, allowing separate occupation of the upper parts.

WC facilities are available on the ground and second floors

TERMS

The premises are available freehold.

PRICE

£875,000 - we are informed VAT is not applicable.

EPC RATING – E(124)

RATES

According to the Valuation Office website, the Rateable Value is £21,250. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 0300 131 6000.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

Nick Ball 01494 683644 nick@pmcd.co.uk

November 2024
Subject to Contract



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**PHILIP MARSH
COLLINS DEUNG**



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