



# Income producing office with scope for alternative uses STP | 5,885 sq ft Haddenham | South Buckinghamshire

## FOR SALE

Address: Chiltern House  
Thame Road  
Haddenham  
Buckinghamshire

Postcode: HP17 8BY

Floor Area: 5,885 sq ft

Tenure: Freehold

Use: Office /  
Residential

Price: On Application



- Scope for alternative uses STP
- Income producing - c.£120,000 pa (gross)
- 0.3 of a mile to mainline railway station
- Suitable for investor / developer / occupier
- Active serviced office centre
- Excellent parking (approx. 22 spaces)
- Close to business park and new development
- Close to local amenities

Real Estate Advisors  
For The  
Thames Valley

Commercial Agency

Development

Investment

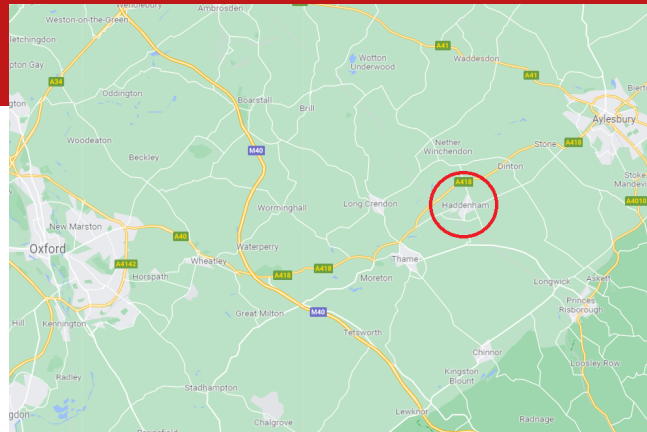
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## Description

The premises comprise a detached, two storey, purpose built office building, with brick elevations, a flat roof and PVCu double-glazed windows. There is parking to the front and sides of the building providing a total of approximately 22 spaces.

Internally the premises are configured to provide a series of offices either side of a central corridor on both floors. The offices are predominantly fitted with CAT2 lighting, carpeted flooring and perimeter trunking. The building is heated by a gas central heating system, and some rooms are equipped with air-conditioning. The majority of the internal walls are made up of stud partitioning with a single solid core incorporating the stairwell, male and female WCs on each floor and communal kitchens.

## Location

The property fronts onto Thame Road, within the attractive and affluent village of Haddenham in South Buckinghamshire. The village is located approximately 6 miles south-west of Aylesbury, 2.5 miles north-east of Thame and 15 miles east of central Oxford.

The premises benefit from excellent communication links:-

- ◆ Haddenham & Thame Parkway 0.3 of a mile  
(Fastest time to London Marylebone 37 minutes)
- ◆ Junction 8A M40 7.7 miles
- ◆ A41 (Via Aylesbury) 7 miles

■ [Map](#)

■ [Street view](#)

## Planning

The premises were granted prior approval for a scheme of twelve, one-bedroom apartments in July 2021, which has recently elapsed. Planning ref: 21/02051/COUOR.

Further details and plans can be provided on request.

## Accommodation

The premises provide the following approximate net floor areas:

Floor	Use	Sq ft	m2
Ground	Office	2,930	272
First	Office	2,955	275
<b>Total</b>		<b>5,885</b>	<b>547</b>

## Tenure

The premises are available to purchase on a freehold basis.

The building is currently operated as a serviced office centre where there are a number of licence agreements in place. The current gross income is approximately £120,000 per annum with two suites vacant. The offering presents asset management potential for improving the performance of the centre.

Further information on the serviced office centre licence agreements is available upon request.

## Business Rates

Information available on application.

## Price

On Application

## VAT

We understand that this property is not elected for VAT.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with AML Regulations the purchaser will be required to satisfy the vendor and their advisors on the source of funds to acquire the property and will be charged a fee to undertake these checks.

## Viewings

Strictly by appointment via the sole agent.

## Contact

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EPC - Band D - 96

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