



comes to...

The Chilterns

STOKENCHURCH, JCT 5 M40



For Sale or To Let - Two storey self contained office buildings
From **1,324 sq ft** (123 sq m) to **6,168 sq ft** (573 sq m)

Tailored Terms to Suit Your Needs...

Freehold

- Each building is available to purchase on a freehold basis.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

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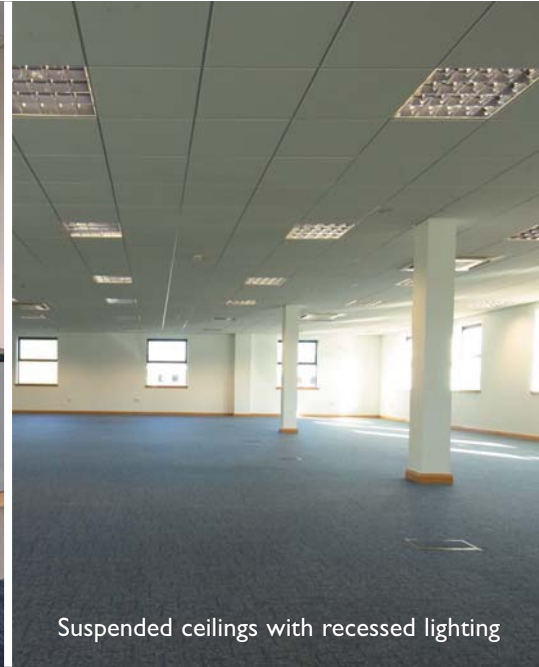
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Tel: 0870 441 2222



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling/conditioning)

Finished to a Market Leading Specification



Tailor-made telecommunications and connectivity to suit



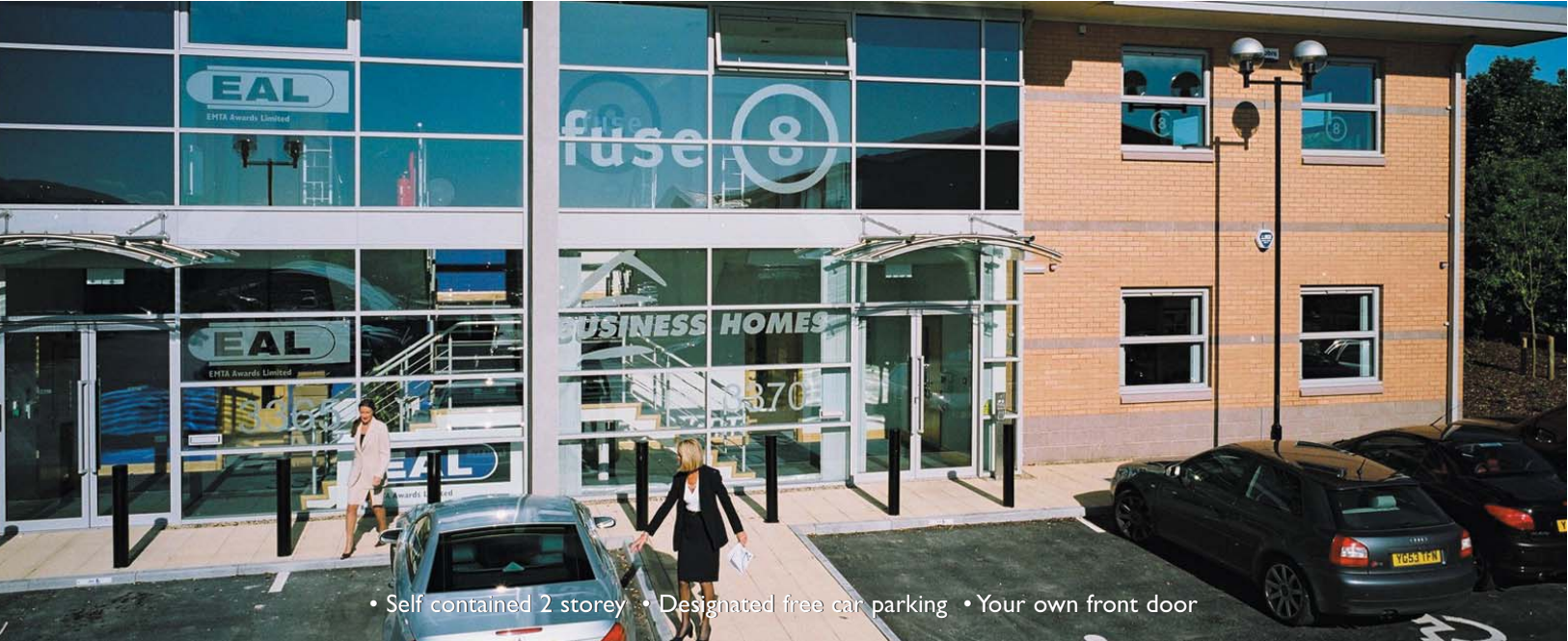
Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.



• Self contained 2 storey • Designated free car parking • Your own front door

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,324 sq ft - 6,168 sq ft • Male & female w.c.'s on each floor • Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222

Location

- The development is strategically located adjacent to junction 5 of the M40 motorway, between High Wycombe (6 miles) and Oxford (18 miles).
- The local village of Stokenchurch provides a wide range of amenities, including a large hotel, restaurants, public houses and shops.
- High Wycombe is the nearest town and provides a full range of retail, leisure and other amenities, that will be substantially enhanced by the new Eden shopping centre that is currently being built and will be completed in 2008. Marks & Spencer and House of Fraser are taking new stores, both in excess of 100,000 sq.ft. There will also be a range of new leisure facilities.
- Main line railway services are available from High Wycombe with a fastest journey time to London Marylebone of 35 minutes. Alternatively, mainline service to Marylebone are available from Thame (8 miles).
- The M25 motorway (J 16) is accessed via the M40 motorway, approximately 18 miles to the east.
- Access to the West Midlands (Birmingham 85 miles) is north along the M40 motorway, leading to the M6 motorway via the M42 motorway.

Distances

High Wycombe	6 miles
Maidenhead	14 miles
Aylesbury	17 miles
Oxford	18 miles
Reading	21 miles
M25 Junction 16	18 miles
M4 Junction 8/9	15 miles



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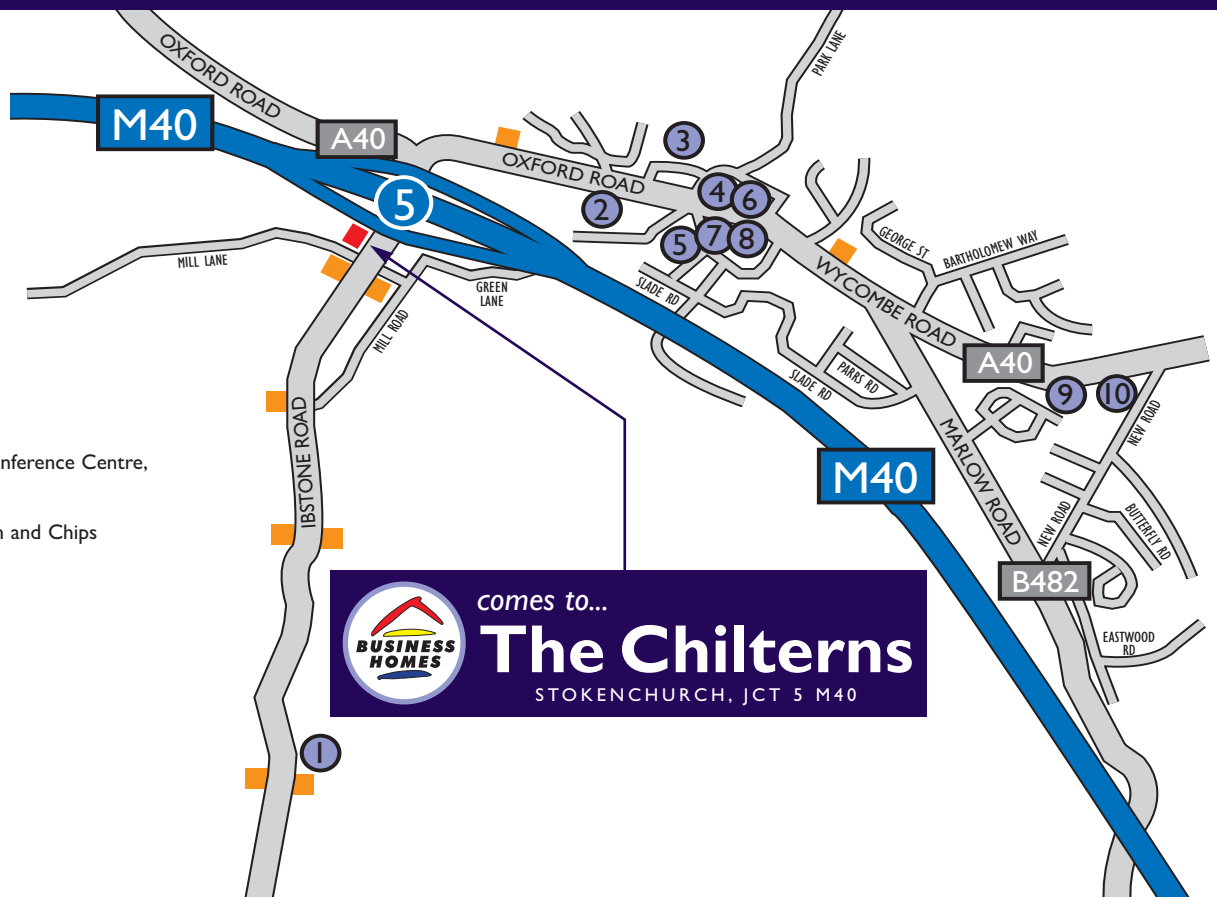
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Local Amenities Situated within a 2 mile radius

- 1) The Fox (PH)
- 2) Total Petrol Station
- 3) The Kings Arms (Hotel, Conference Centre, Restaurant and Bars)
- 4) Chinese Take Away and Fish and Chips
- 5) Fleur de Lis (PH)
- 6) Pharmacy
- 7) Four Horseshoes (PH)
- 8) PO and Newsagents
- 9) The Monchak (PH)
- 10) Spar (Convenience Store)

 Bus Stops



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