



**TO LET**  
Self Contained Office  
**21,278 sq ft**

OXFORD ROAD, DENHAM,  
UXBRIDGE UB9 4DX



[chalfonthouse.co.uk](http://chalfonthouse.co.uk)

**Lambert  
Smith  
Hampton**

## Description

This two storey office building offers a mid-size company an opportunity for a prominent self-contained office on the A40.

The site is 1.3 acres with a private car park with 85 car parking spaces.

The building benefits from bright open floor plates and a double height entrance. It presents occupiers with a unique branding opportunity just moments away from Junction 16 of the M25.

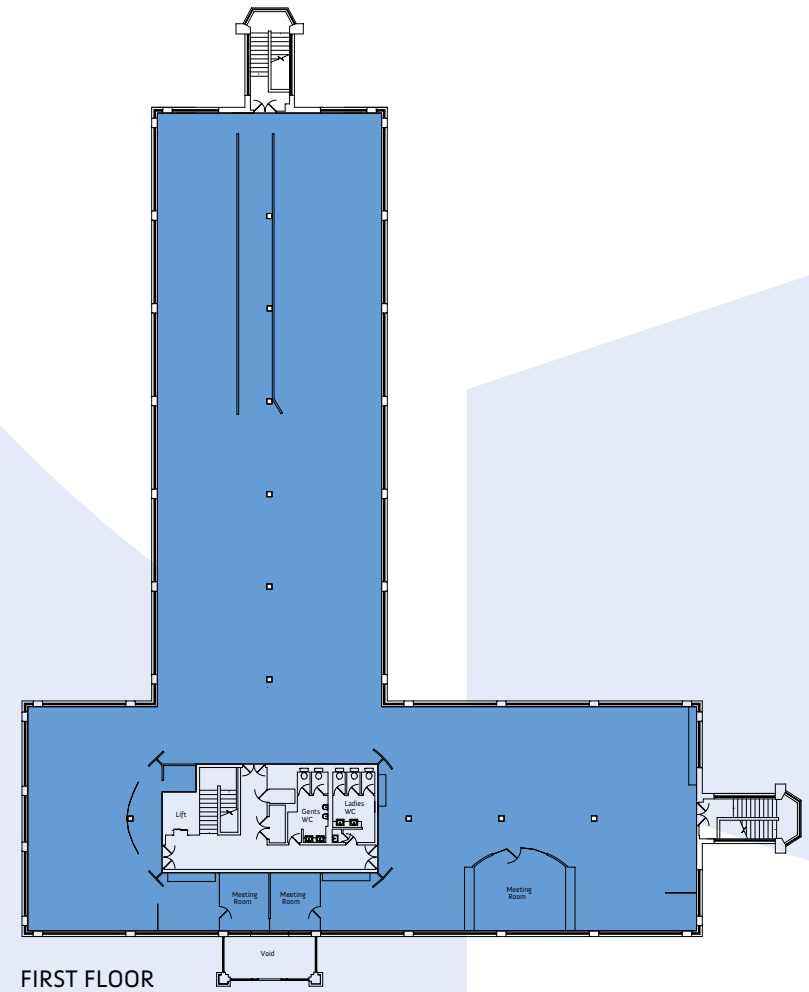
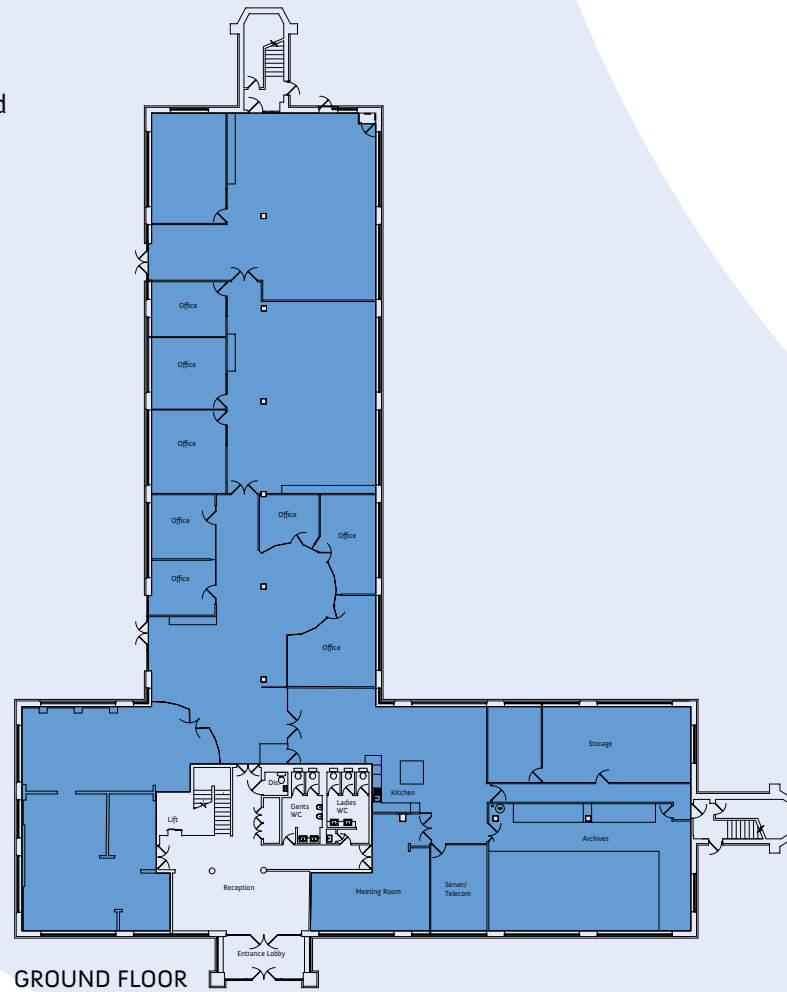
The landlord may consider approaches for the freehold of the site.



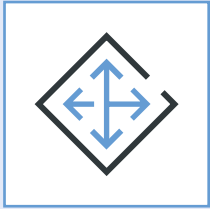
# Availability

New lease available direct from Landlord

Floor	sq ft	sq m
First	10,639	988
Ground	10,284	955
Reception	355	33
<b>Total</b>	<b>21,278</b>	<b>1,976</b>



# Specification



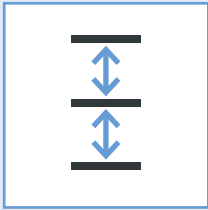
Bright open floor plates



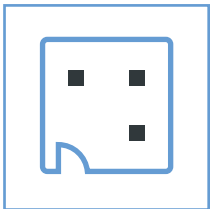
Breakout areas



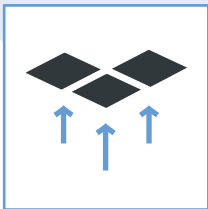
Full access raised floors



2 storey self contained building



Landlord to refurbish to Cat A



Suspended ceiling with LED lighting to be installed

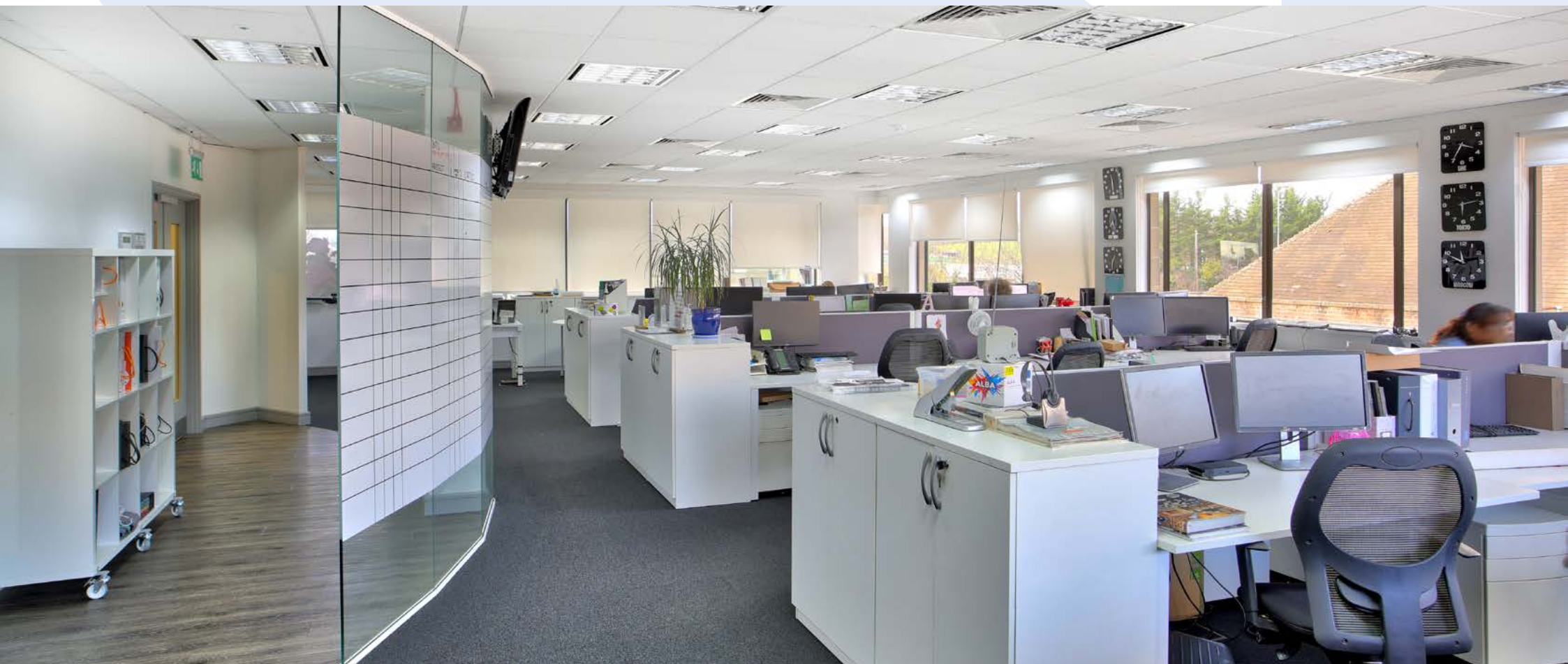
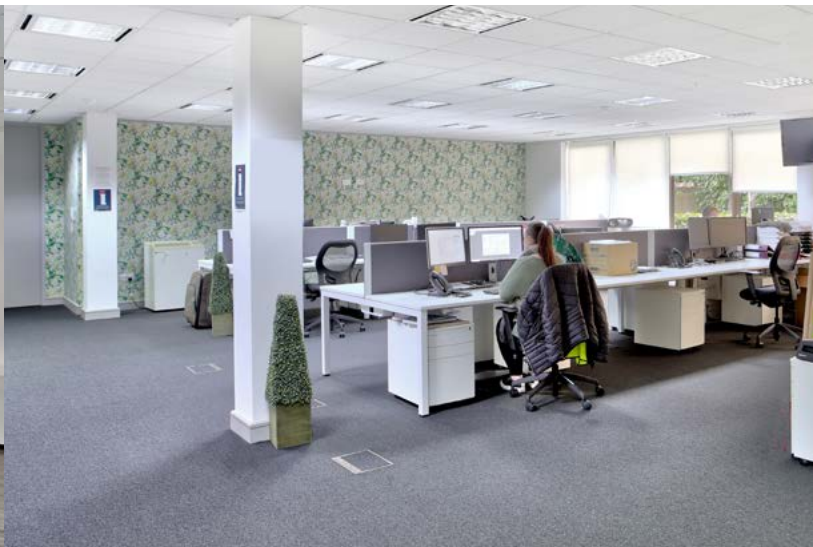


Excellent car parking ratio of 1:246 sq ft (85 spaces)



Prominent location on A40





## Location

Chalfont House is situated prominently along the A40 Oxford Road in Denham.

This strategically positioned building is only 0.5 miles from Junction 1 of the M40 and 1 mile from Junction 16 of the M25, offering convenient access to the broader motorway network.

Uxbridge and Gerrards Cross are located 2.6 miles and 3.2 miles away, respectively. Central London is situated 18.5 miles to the East.



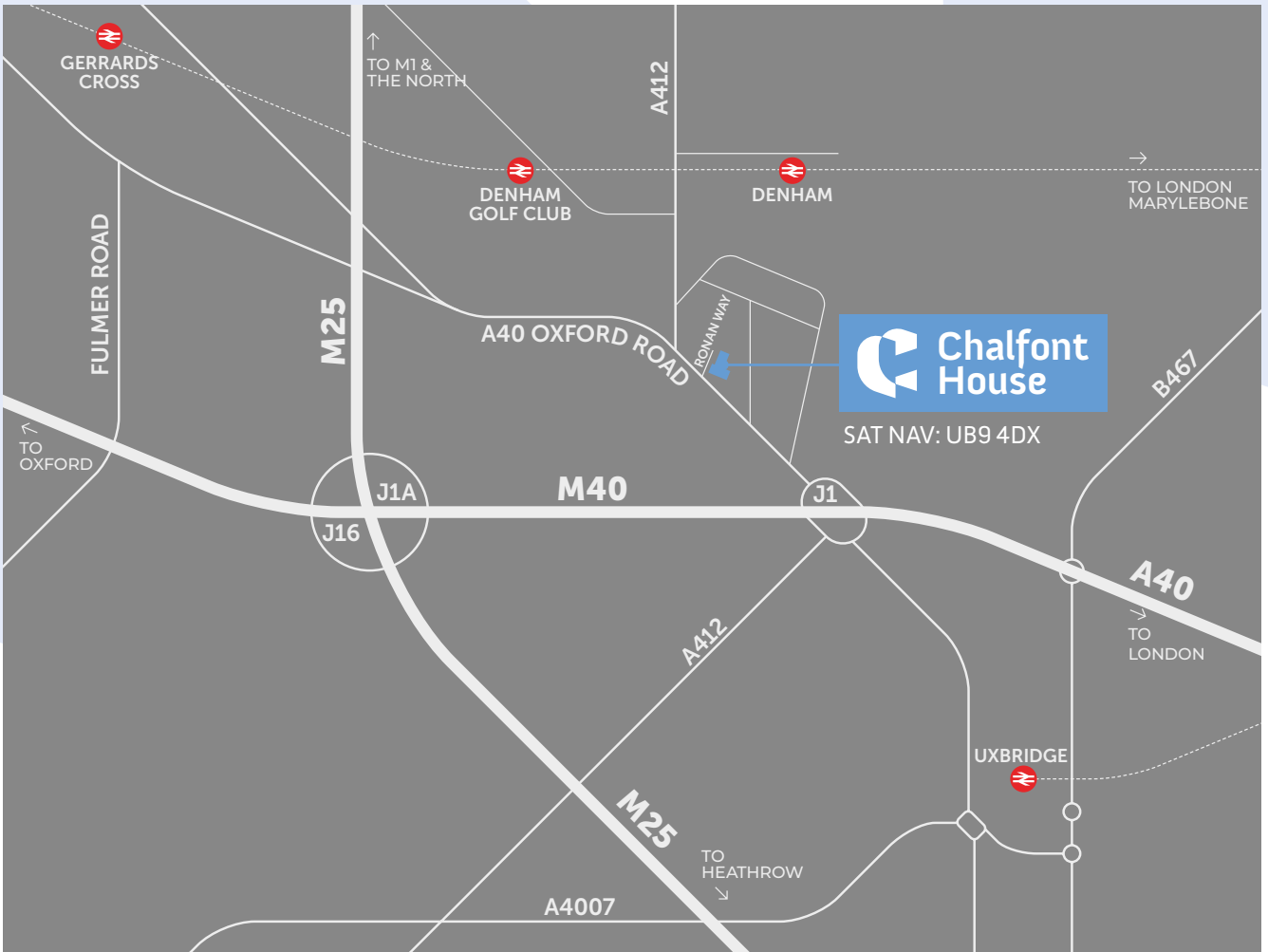
Village Road, Denham



Colne Valley Regional Park, Denham



Denham Station



## Communications

Road	miles	Rail (from Denham)	mins
J1 M40	0.5	High Wycombe	20
J16 M25	1	Marylebone London	35
Uxbridge	2.6	Heathrow	1h 15
Gerrards Cross	3.2	Oxford	1h 20
Heathrow Airport	8.8		
Central London	18.5		

Source: Google Maps



## EPC

D 94 targeting minimum of B with proposed Cat A refurbishment.

## Lease

New lease available direct from the Landlord.

## Viewing

For further information please contact the sole agents :

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Smith  
Hampton**

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