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AMERSHAM

152 STATION ROAD HP6 5DW

TO LET

**GROUND, FIRST AND SECOND FLOOR OFFICES
2,949 SQ FT (274 SQ M)**

**MODERN DETACHED OFFICES WITHIN WALKING
DISTANCE OF AMERSHAM STATION**



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Amersham

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Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Location

Amersham is an affluent attractive town located approximately 25 miles north-west of central London in the south east of England. The town benefits from good road communications with junction 18 of the M25 approximately 8 miles to the east and junction 2 of the M40 approximately 7 miles to the south. Heathrow Airport is 20 miles to the south east and is accessed via the M25 and M4 motorways. Amersham and Chalfont & Latimer railway stations which are served by both the Metropolitan Line and the national railway services providing regular services to London Marylebone, Baker Street and the City of London. The fastest service into Marylebone is 35 minutes.



Description

A modern detached ground, first and second floor office building, together with a small basement area prominently located in Station Road, within walking distance from the Metropolitan Line station. Benefitting from the following amenities:-

| | |
|---|---|
| • Offices over ground, first and second floor | • Reception area |
| • Good basement storage area | • Individual phone entry system |
| • Kitchenette facilities | • WC's |
| • Part suspended ceilings | • 13 on-site car spaces |
| • Carpeting throughout the lettable areas | • One minute from Amersham tube station |
| • Category 5 cabling throughout | • Gas fired central heating |

Accommodation

| | |
|------------------|-------------------------------|
| Ground Floor | 772 sq ft |
| First floor | 1,115 sq ft |
| Second floor | 773 sq ft |
| Basement storage | 289 sq ft |
| Total | 2,949 sq ft (274 sq m) |



Lease

The property is held on a 5 year full repairing and insuring lease with no break clause at an annual rental of £48,500 per annum. The lease commenced in March 2017 and expires in March 2022.

Energy Performance Certificate

C63

Business Rates

Rateable Value £40,000. Contact the Chiltern District Council for further details.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

By arrangement. For further information please contact:-

Chandler Garvey

Alan Chandler

01494 723999

ac@chandlergarvey.com



These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated.

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