

# PROMINENT OFFICE TO LET



## Prime position in Amersham Old Town

### 1 Lacemaker Court, Amersham, HP7 0HS

#### Location:

The property is located on London Road in Old Amersham on the intersection with Gore Hill, opposite the large Tesco superstore.

Old Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles away with provides access to the M25 and the rest of the national motorway network. Central London can be reached in approximately 37 minutes via the Chiltern Railway and London Underground networks.

#### Description:

This two storey office building forms part of a small development of 4 units and benefits from the following amenities: Air conditioning, suspended ceilings with recessed LED lighting, double glazing, ground and first floor WC's and 9 car park spaces.

**Ground floor:** 1,275 sq. ft.  
**First floor:** 1,370 sq. ft.  
**Total:** 2,645 sq. ft .

#### **Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



#### EPC:

An EPC is available on request. Current rating = C

#### Rates:

The Valuation Office Agency website shows a rateable value for the property of £39,500. Interested parties are advised to seek independent advice on rates payable.

#### Legal Costs:

All parties bear their own legal costs.

#### Viewing:

Please contact Jack Carroll on 01494 689 617 or email [jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk)

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