

# TOWN CENTRE OFFICE TO LET



## 624 sq. ft. Office Amersham Town Centre

10 Hill Avenue,  
Amersham, HP6 5BW

### Location:

Amersham is an affluent Buckinghamshire town located 5 miles north of Beaconsfield. Good communications exist with the town situated 6 miles from the M25, 8 miles from the M40 and walking distance to Amersham Mainline & Underground Station providing regular services into London.

### Description:

This office is located on the right-hand side of the first floor. The office comes with 2 parking spaces and has a communal entrance which uses an entry phone system. This is an open plan office that includes, air conditioning, a meeting room, a kitchenette, communal toilets which has a shower in one of them. There are floor boxes, perimeter trunking.

Office area: 624 sq.ft./ 58.02 sqm

### Rent:

£15,500 per annum

### **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.

## Tel: 01494 677755



### EPC:

A copy of the current Energy Performance Certificate is available confirming a rating of E (111).

### Rates:

The Valuation Office Agency website shows a rateable value for the property of £9,450. The business rates payable on this office are circa £4,600. If applicable the property should benefit from small business rates relief. Interested parties are advised to seek independent advice on the business rates.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Jack Carroll on: 01494 689617 [jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk) or Steven Macdermott on 01494 689619 [srm@jaggardmacland.co.uk](mailto:srm@jaggardmacland.co.uk)

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