

# ATTRACTIVE SELF CONTAINED OFFICES – TO LET



**Prime location close to  
town centre**

**Montague House, 23  
Woodside Road,  
Amersham, HP6 6AA**



**Location:**

Set on a busy retail parade just off Sycamore Road, the main high street of Amersham, with many shops, restaurants, pubs and offices.

The property is in a prominent position with ample local amenities and Amersham Train Station (Metropolitan and Chiltern Lines to Marylebone in under 40 mins).

Local occupiers include The Boot and Slipper public house, Waitrose, Marks and Spencer Simply Food, WH Smiths and Metro Lounge.

**Description:**

Open plan office space on first floor of the former Laura Ashley Store, giving the following approximate areas:

First Floor	2,630sq ft
Total	2,630sq ft

**Rent:**

£25 psf

**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:**

An Energy Performance Certificate is available on request.

**Parking**

5 Car parking spaces with a further 7 available on license for £850 pa + VAT.

**Rates:**

The Valuation Office Agency website shows a rateable value for the property of £31,270. Interested parties are advised to seek independent advice on the rates payable.

**Legal costs:**

Each party to bear their own professional costs.

**Viewing:**

For further information or an appointment to view, please contact Connor Harrington on 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or Bill Harrington on 01494 689 602 [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

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