

# TOWN CENTRE OFFICE TO LET



## 550 sq. ft. Office Amersham Town Centre

73 Woodside Road,  
Amersham, HP6 6AA

### 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:

The property consists of both 1st & 2nd floor accommodation with a shared entrance from Woodside Road. The property includes air conditioning, kitchen, perimeter trunking and Cat II Lighting. Parking to the rear of the property is also available for 1 vehicle. The approximate areas of both the 1st and 2nd floor are

First Floor 23.75sq.m / 256sq.ft  
Second Floor 27.36sq.m / 294sq.ft  
Total 51.11sq.m / 550sq.ft

### Rent:

£8,000 per annum

### **Important notice**

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## Tel: 01494 677755



### EPC:

A copy of the current Energy Performance Certificate is available confirming a rating of D (85).

### Rates:

The Valuation Office Agency website shows a rateable value for the property of £20,750. 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 alternatively Bill Harrington on 01494 689 602 or email [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

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