



- Self Contained Offices
- Private parking for two cars
- Carpeted throughout
- Kitchen & W/c
- Town Centre Location
- Available Immediately
- Walking distance of Train Station

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

35 Woodside Road, Amersham, Buckinghamshire, HP6 6AA

Prominent Self Contained Town Centre Offices

Approx. 630 Sq Ft (58.53 Sq M)

To Let

35 Woodside Road, Amersham, Buckinghamshire, HP6 6AA



Description

Self contained first floor offices overlooking Woodside Road with two car parking spaces to the front. The offices comprise of reception room, 4 offices with kitchen and w/c. The offices benefit from carpeting throughout with gas fired central heating.

Location

Located in the heart of Amersham Town Centre on Woodside Road within a very short walking distance of the Sycamore Road, the main high street of Amersham. The property benefits from private parking and from off street parking available in town and two large public pay and display car park nearby. Amersham Train Station serving the Chiltern and Metropolitan Lines is also within a short walking distance.

Floor Area

First Floor Offices	630 Sq Ft	58.53 Sq M
Total	630 Sq Ft	58.53 Sq M

Rent

£12,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £10,250. This property should qualify for small business rates relief subject to terms and conditions.

VAT

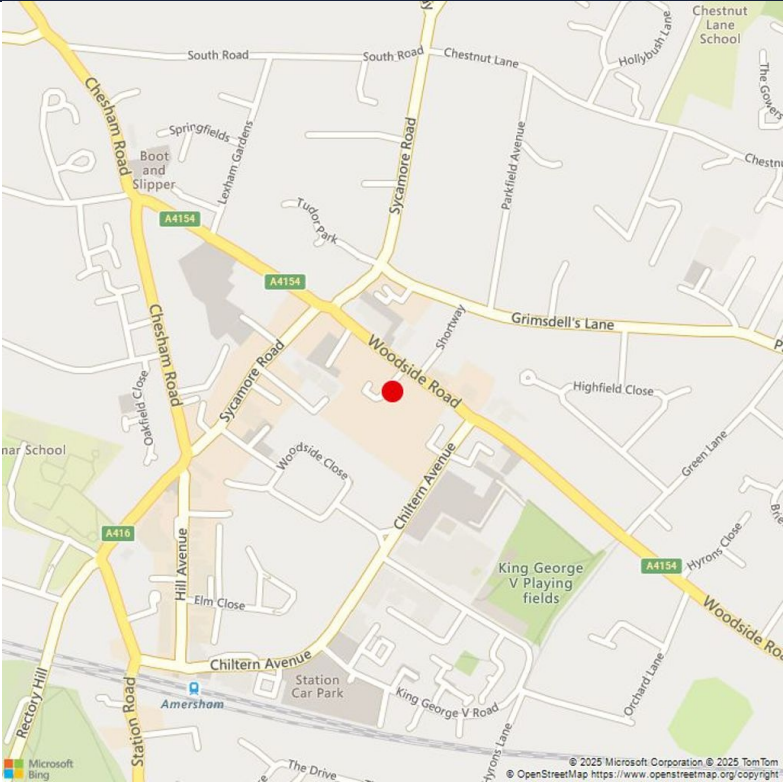
This property is subject to VAT.

Energy Performance Rating

D 99

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety Connor Harrington 01494 480 870
connor.harrington@argroup.co.uk
or Ian Archer 01494 480 870
ian.archer@argroup.co.uk

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