



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### MODERN OFFICE WITH PARKING TO LET

1,089sf (101sm)

Suite 3, Sycamore House,  
Woodside Road, Amersham,  
Bucks HP6 6AA

- Heating & Cooling.
- 2 spaces in adjacent car park.
- LED Lighting.
- Entryphone System.

#### LOCATION

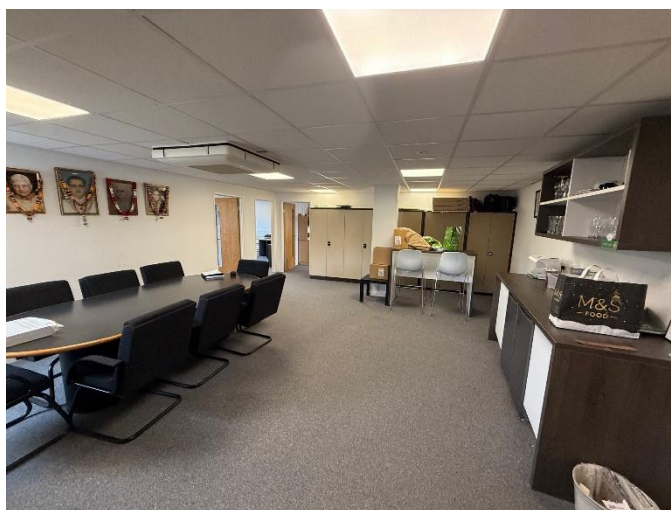
The office is located in the heart of the vibrant and buzzing "New Town". There is an abundance of shops, restaurants and cafes on your doorstep, as well as barber shops, dry cleaners, child play centres and convenience shops. The Chilterns Lifestyle Centre (Gym & Swimming Pool) is also close by.

Amersham Station is within a 10 minute walk and provides a Chiltern Line service to London Marylebone (40 minutes) and a regular Metropolitan Line service.

Junction 2 of the M40 and junction 18 of the M25 are both approximately 5 miles away providing access to the national motorway network.

What3Words Location: [///manage.ears.blank](https://www.what3words.com/?w3w=///manage.ears.blank)





## DESCRIPTION

The second floor suite provides structurally open plan accommodation, arranged as a reception/meeting room and 3 private offices, separated by stud partitioning. There is excellent natural light with windows on 3 sides, as well as suspended ceilings with recessed LED lighting. The accommodation benefits from air conditioning units in the ceiling, as well as wall mounted electric heating and cooling units. There is a kitchen available shared with the adjoining office, and wc facilities on first and second floors.

2 car spaces are included in the adjacent car park, further spaces are available under separate agreement at £750pa plus VAT.

## LEASE

The premises are available by way of a new lease, subject to a break in August 2028.

## RENT

£22,000 per annum exclusive, plus VAT.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the building and common areas.

## EPC RATING – C(69)

## BUSINESS RATES

According to the Valuation Office website, the Rateable Value is £14,750. Confirmation of this and the rates payable should be sought from the local billing authority, Buckinghamshire Council 01494 729000.

## VIEWING

Viewing strictly by appointment through the sole agents:

**PMCD** 01494 683 644 – [www.pmcd.co.uk](http://www.pmcd.co.uk)



**NICK BALL**  
nick@pmcd.co.uk  
01494 683 644 - Beaconsfield

39 Windsor End, Beaconsfield, HP9 2JN

**PHILIP MARSH  
COLLINS DEUNG**



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