



## Unit 3 Anglo Office Park

White Lion Road, Amersham, HP7 9FB

**SUITABLE FOR  
OFFICES, RETAIL,  
FITNESS, MEDICAL  
OR FINANCIAL  
SERVICES**

**1,894 to 3,766 sq ft**  
(175.96 to 349.87 sq m)

- Onsite parking spaces
- Fully carpeted
- Air conditioning
- Full accessed raised floors
- Suspended ceilings & recessed lighting
- WC & Disabled WC

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## Summary

Available Size	1,894 to 3,766 sq ft
Rent	£22.50 per sq ft VAT is payable
Price	VAT is payable on the purchase price
Rates Payable	£38,220 per annum 2023
Rateable Value	£70,000
Service Charge	£3,490.20 per annum 2023. Paid quarterly £872.55
VAT	Applicable. VAT is payable on rental and purchase price
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	A+ (23)

## Description

Unit 3 Anglo Office Park is a two storey brick built office building with 12 parking spaces. The offices benefits from a raised floor, air conditioning, suspended ceiling, LED lighting. The building can also be let on a floor by floor basis. Suitable for multiple uses as per the new use class order including offices, retail, fitness , medical or financial Services. TO LET OR FOR SALE. Further information on request.

## Location

Amersham is an affluent attractive town approx 25 miles NW of central London. The town benefits from good road communications with M25 approx 8 miles to East & M40 approx 7 miles south. Heathrow Airport is 40 miles to the south east Amersham and Chalfont & Latimer railway stations are served by Metropolitan & National railway services providing regular services to London Marylebone (35 mins) Baker Street & the City of London.

## Accommodation

The accommodation comprises of the following

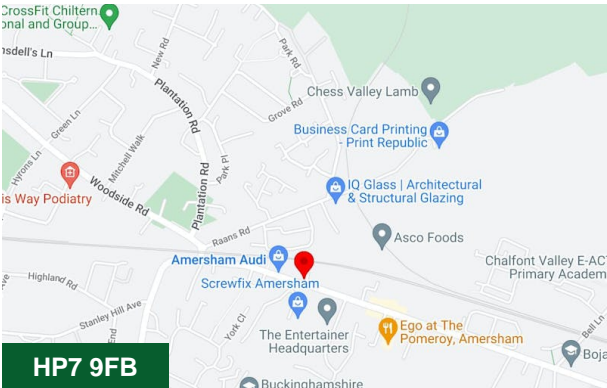
Name	sq ft	sq m	Availability
Unit - 3 Ground	1,894	175.96	Available
Unit - 3 1st	1,872	173.91	Available
Total	3,766	349.87	

## Business Rates

£70,000.00

## EPC

D76



## Viewing & Further Information



**Neave DaSilva**  
01494 796054 | 07827 908926  
nds@chandlergarvey.com



**James Garvey**  
01494 460258 | 07471996320  
jg@chandlergarvey.com