



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



INDUSTRIAL/WAREHOUSE WITH SECURE YARD TO LET

13,255sf(1,231sm) GIA

Unit 7 Corinium Industrial Estate,
Raans Road, Amersham HP6 6JQ

LOCATION

Amersham is located 22 miles north west of central London. The Raans Road Industrial area is situated just off the A404 (White Lion Road) and has convenient access to the M25 (approx. 4 miles), the M40 (approx. 7 miles).

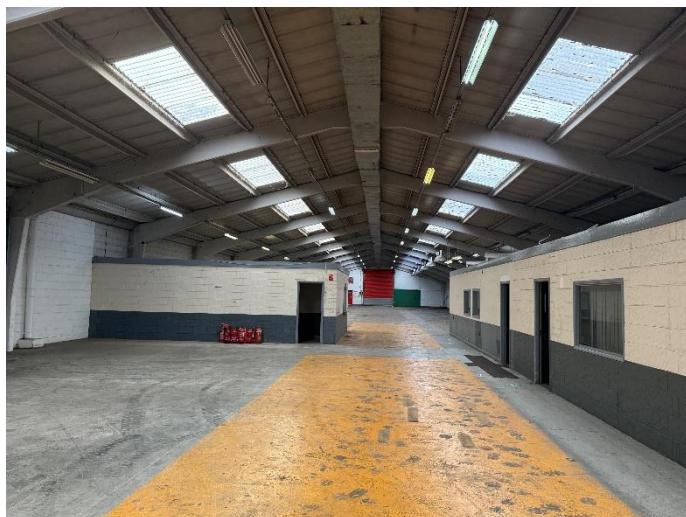
Amersham Station, providing access the London Marylebone via the Chiltern Line, and the London Underground, via the metropolitan Line, is approx. ½ mile away.

Amersham new town also provides a variety of retail and leisure facilities.

What3Words Location: [///backup.bucked.later](#)

- Full Height Roller Shutter Loading Door.
- Secure Yard Area – 11,100sf (1,031sm).
- 13/9 eaves height rising to 19/- at the ridge.
- Warm Air Heating to main space.





DESCRIPTION

The premises provide a semi detached single storey industrial unit with brick elevations under a pitched roof. The unit has a secure self contained yard accessed directly from Raans Road which leads to a full height, roller shutter doorway, providing access to the warehouse.

Welfare and office space has been erected within the main warehouse.

ACCOMMODATION – GROSS INTERNAL AREA

Ground Floor – 13,255sf (1,231sm)

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

Rental offers are invited in the region of £11.95psf per annum exclusive. We understand VAT is applicable to the rent.

EPC RATING – E(114)

RATES - TBC

VIEWING

Viewing strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG

Nick Ball 01494 683644 nick@pmcd.co.uk

&

DUNCAN BAILEY KENNEDY – 01494 450951



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

39 Windsor End, Beaconsfield, HP9 2JN

**PHILIP MARSH
COLLINS DEUNG**



Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.