



Unit A12 Bell Lane Office Village

Bell Lane, Little Chalfont, Amersham, HP6 6FA

MODERN SECOND FLOOR OFFICE SUITE - FOR SALE

1,380 sq ft
(128.21 sq m)

- Long Leasehold Sale (981 years remaining)
- Office use only - NOT SUITABLE FOR CONVERSION
- Beach Hut Meeting Room
- Suspended Ceilings with recessed lighting
- Carpeting throughout
- 5 on-site car parking spaces
- 8 person passenger lift

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Summary

Available Size	1,380 sq ft
Price	Offers in the region of £370,000 Plus VAT
Rates Payable	£13,696 per annum 2023
Rateable Value	£26,750
Service Charge	£5,705.52 per annum Plus VAT
VAT	Applicable. VAT is payable on the rent and service charge
Legal Fees	Each party to bear their own costs
BER Rating	B (34)

Description

The property was built approximately 19 years ago by Anglo St James and provides an attractive brick built block of 12 office suites benefiting from electric heating, 2 separate WC's in the common parts, kitchen/breakout space, carpeting, 5 on-site car parking spaces, 8 person passenger lift, suspended ceiling with recessed lighting. The office suite also benefits from a bespoke 'beach hut' meeting room which offers a private space for meetings or video calls.

Location

Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

Business Rates

£26,750.00

EPC

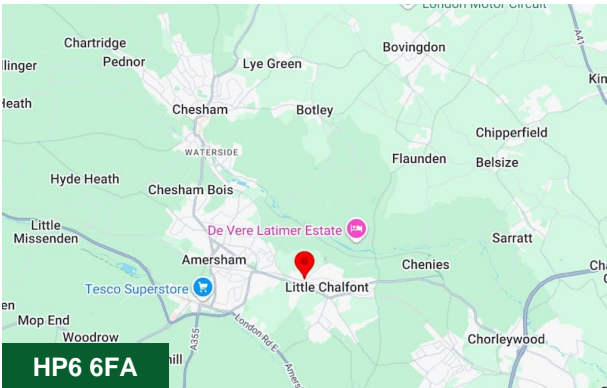
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MONEY LAUNDERING AND IDENTITY CHECKS

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

Terms

Residue of Long Leasehold interest (981 years) For Sale.



Viewing & Further Information



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