



**AITCHISON
RAFFETY**



- Opposite station
- Close to all town centre amenities
- 12 Parking spaces
- Would suit a variety of Class E uses
- WC facilities
- Perimeter and under floor trunking
- Available to let as whole or floor by floor

Elliot Lusby-Park
elliot.lusby-park@argroup.co.uk
01442 220800

152 Station Road, Amersham, Buckinghamshire, HP6 5DW

Three storey office building with close proximity to station

Approx. 773 - 3,122 Sq Ft (71.81 - 290.04 Sq M)

To Let

152 Station Road, Amersham, Buckinghamshire, HP6 5DW



Description

Built with brick elevations under a pitched and tiled roof, the property has been used as offices for many years. The property has been modernised over the years and now provides extensive accommodation over three floors with gas fired central heating. There is a private car park at the rear.

Location

Situated in the heart of Amersham on the Hill, facing the station and within a minute walk of the good shopping centre. Also close to the Council Offices, Police Station, Library and other Community Services. Amersham is a busy Chiltern town having an excellent underground service to both London Baker Street and through to the City as well as a Chiltern Railways diesel service to London Marylebone (32 mins). There is also good access to the M.25 and M.40 Motorways and through to London Heathrow Airport.

Floor Area

Ground Floor	773 Sq Ft	71.81 Sq M
First Floor	1,116 Sq Ft	103.68 Sq M
Second Floor	932 Sq Ft	86.58 Sq M
Ground Floor Storage	301 Sq Ft	27.96 Sq M

Total 3,122 Sq Ft 290.04 Sq M

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Rent

£23,250 - £87,750 per annum exclusive

Terms

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

VAT

This property is subject to VAT.

Energy Performance Rating

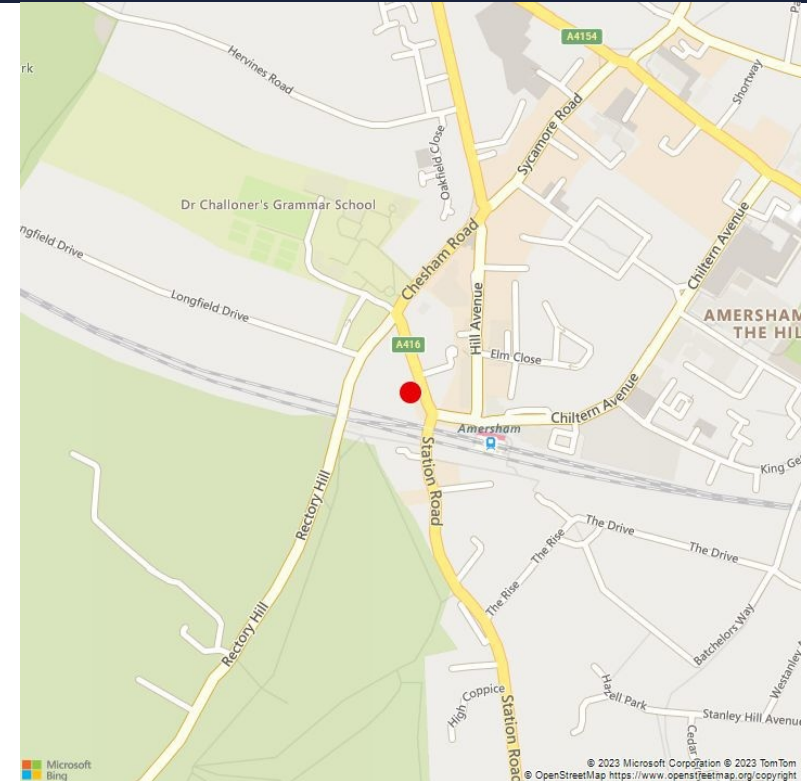
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Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

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



Viewings

By appointment only with joint agents

Aitchison Raffety
Elliot Lusby-Park
01442 220800

John Nash & Co
John Nash
01494 725005



www.argroup.co.uk



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