



- Self Contained Offices
- Private parking for two cars
- Carpeted throughout
- Kitchen & W/c
- Town Centre Location
- Available Immediately
- Walking distance of Train Station

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

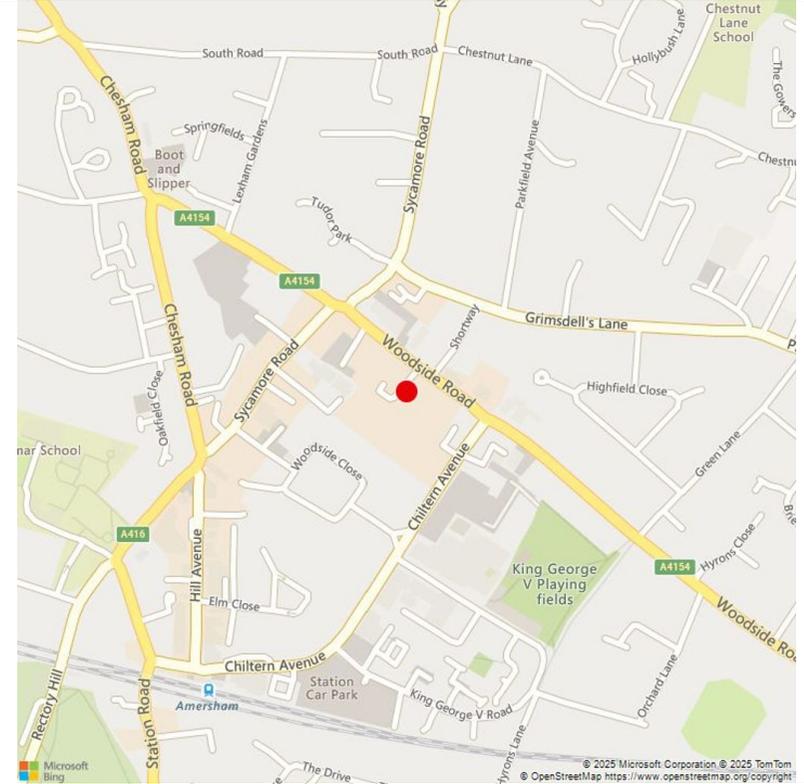
35 Woodside Road, Amersham, Buckinghamshire, HP6 6AA

Prominent Self Contained Town Centre Offices

Approx. 630 Sq Ft (58.53 Sq M)

To Let

35 Woodside Road, Amersham, Buckinghamshire, HP6 6AA



Description

Self contained first floor offices overlooking Woodside Road with two car parking spaces to the front. The offices comprise of reception room, 4 offices with kitchen and w/c. The offices benefit from carpeting throughout with gas fired central heating.

Location

Located in the heart of Amersham Town Centre on Woodside Road within a very short walking distance of the Sycamore Road, the main high street of Amersham. The property benefits from private parking and from off street parking available in town and two large public pay and display car park nearby. Amersham Train Station serving the Chiltern and Metropolitan Lines is also within a short walking distance.

Floor Area

First Floor Offices	630 Sq Ft	58.53 Sq M
Total	630 Sq Ft	58.53 Sq M

Rent

£12,000 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £10,250. This property should qualify for small business rates relief subject to terms and conditions.

VAT

This property is subject to VAT.

Energy Performance Rating

D 99

Legal Costs

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

Viewings

By appointment only with sole agents Aitchison Raffety Connor Harrington 01494 480 870
connor.harrington@argroup.co.uk
or Ian Archer 01494 480 870
ian.archer@argroup.co.uk



www.argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.