

01494 723999

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## OLD AMERSHAM

1 LACEMAKER COURT, HP7 0HS

**TO LET**

**2,645 SQ FT (245.7285 SQ M)**

**NEWLY REFURBISHED, MODERN TWO STOREY  
OFFICE BUILDING WITH GOOD ON-SITE PARKING**



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High Wycombe

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Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

## Location

The buildings forms part of a small development of modern buildings and is highly visible being the front building prominently positioned on the London Road at its intersection with Gore Hill, opposite the large Tesco superstore.

Old 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 Turbo Railway and the London Underground system.



## Description

The two storey building of brick construction form part of a small development of 4 units and benefits from the following amenities:-

• Air conditioning via ceiling mounted cassettes	• Suspended ceilings with recessed LED lighting
• Ground floor kitchen – plumbing points capped off on both ground and first floor for kitchens	
• Double glazing	• Raised floors
• Ground and first floor WC accommodation	• 9 car parking spaces

## Accommodation

Ground Floor	1,275 sq ft
First Floor	1,370 sq ft
<b>Total</b>	<b>2,645 sq ft</b>

## Rental

Upon application

## The Lease

The property is available on a new full repairing and insuring lease. Details upon application.

## Rateable Value

The rateable value for this property is £39,500. For further information please contact Chiltern District Council.

## Energy Performance Certificate

C73

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Viewing

For further information please contact:-

**Chandler Garvey**

**Alan Chandler**

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