

# TOWN CENTRE OFFICE TO LET



## 550 sq. ft. Office Amersham Town Centre

73 Woodside Road,  
Amersham, HP6 6AA

### Location:

Amersham is an affluent Buckinghamshire town located 5 miles north of Beaconsfield. Good communications exist with the town situated 6 miles from the M25, 8 miles from the M40 and walking distance to Amersham Mainline & Underground Station providing regular services into London.

### Description:

The property consists of both 1st & 2nd floor accommodation with a shared entrance from Woodside Road. The property includes air conditioning, kitchen, perimeter trunking and Cat II Lighting. Parking to the rear of the property is also available for 1 vehicle. The approximate areas of both the 1st and 2nd floor are;

First Floor 23.75sq.m / 256sq.ft  
Second Floor 27.36sq.m / 294sq.ft  
Total 51.11sq.m / 550sq.ft

### Rent:

£8,000 per annum

### **Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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### EPC:

A copy of the current Energy Performance Certificate is available confirming a rating of D (85).

### Rates:

The Valuation Office Agency website shows a rateable value for the property of £20,750. Interested parties are advised to seek independent advice on the rates payable.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Jack Carroll on: 01494 689617 [ic@jaggardmacland.co.uk](mailto:ic@jaggardmacland.co.uk) or Steven Macdermott on 01494 689619 [srm@jaggardmacland.co.uk](mailto:srm@jaggardmacland.co.uk)

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