



Unit 3 Anglo Office Park

White Lion Road, Amersham, HP7 9FB

**SUITABLE FOR
OFFICES, RETAIL,
FITNESS, MEDICAL
OR FINANCIAL
SERVICES**

1,894 to 3,766 sq ft
(175.96 to 349.87 sq m)

- Onsite parking spaces
- Fully carpeted
- Air conditioning
- Full accessed raised floors
- Suspended ceilings & recessed lighting
- WC & Disabled WC

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Summary

Available Size	1,894 to 3,766 sq ft
Rent	£22.50 per sq ft VAT is payable
Price	Offers in excess of £1,200,000.00 VAT is payable on the purchase price
Rates Payable	£38,220 per annum 2023
Rateable Value	£70,000
Service Charge	£3,490.20 per annum 2023. Paid quarterly £872.55
VAT	Applicable. VAT is payable on rental and purchase price
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D

Description

Unit 3 Anglo Office Park is a two storey brick built office building with 12 parking spaces. The offices benefits from a raised floor, air conditioning, suspended ceiling, LED lighting. The building can also be let on a floor by floor basis. Suitable for multiple uses as per the new use class order including offices, retail, fitness , medical or financial Services. TO LET OR FOR SALE. Further information on request.

Location

Amersham is an affluent attractive town approx 25 miles NW of central London. The town benefits from good road communications with M25 approx 8 miles to East & M40 approx 7 miles south. Heathrow Airport is 40 miles to the south east Amersham and Chalfont & Latimer railway stations are served by Metropolitan & National railway services providing regular services to London Marylebone (35 mins) Baker Street & the City of London.

Accommodation

The accommodation comprises of the following

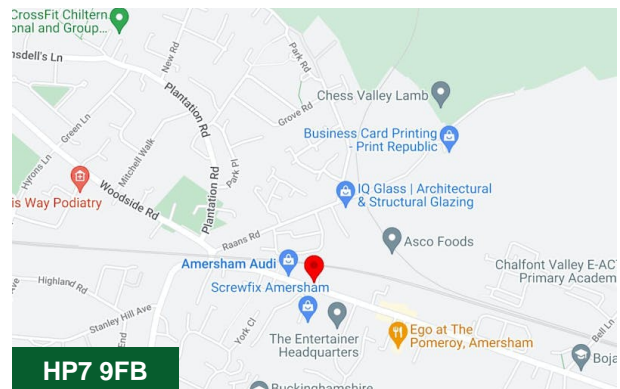
Name	sq ft	sq m	Availability
Unit - 3 Ground	1,894	175.96	Available
Unit - 3 1st	1,872	173.91	Available
Total	3,766	349.87	

Business Rates

£70,000.00

EPC

D76



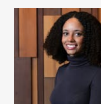
Viewing & Further Information



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