



## 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

<b>Available Size</b>	1,894 to 3,766 sq ft
<b>Rent</b>	£22.50 per sq ft VAT is payable
<b>Price</b>	VAT is payable on the purchase price
<b>Rates Payable</b>	£38,220 per annum 2023
<b>Rateable Value</b>	£70,000
<b>Service Charge</b>	£3,490.20 per annum 2023. Paid quarterly £872.55
<b>VAT</b>	Applicable. VAT is payable on rental and purchase price
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	A+ (23)

## 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

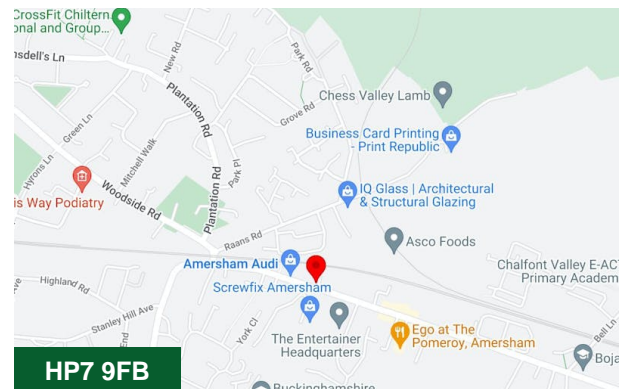
Name	sq ft	sq m	Availability
Unit - 3 Ground	1,894	175.96	Available
Unit - 3 1st	1,872	173.91	Available
<b>Total</b>	<b>3,766</b>	<b>349.87</b>	

## Business Rates

£70,000.00

## EPC

D76

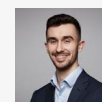


## Viewing & Further Information



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