



## 2nd Floor Office Suite

5 Chalfont Court, Hill Avenue, Amersham, HP6 5BD

### 2ND FLOOR OFFICES WITH PARKING IN TOWN CENTRE

**3,974 sq ft**  
(369.20 sq m)

- Town centre location
- 2nd Floor Office Available
- Lift Access
- 14 parking spaces
- Air conditioning
- Kitchen/Breakout room
- New Lease Available
- Part floor available

# 2nd Floor Office Suite, 5 Chalfont Court, Hill Avenue, Amersham, HP6 5BD

## Summary

<b>Available Size</b>	3,974 sq ft
<b>Rent</b>	£25 per sq ft Plus Service Charge, insurance and VAT
<b>Rates Payable</b>	£26,112 per annum 2023
<b>Rateable Value</b>	£51,000
<b>Service Charge</b>	£12.53 per sq ft
<b>Car Parking</b>	14
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (59)

## Description

The property comprises an air conditioned three-storey office building with on-site parking in Amersham town centre. It is directly opposite the station (British Rail and London Underground).

The available accommodation comprises the entire second floor, the building is secure with a coded door entry system. The current tenants have installed two, high quality meeting/conference rooms. The main office provides predominantly open plan office, with a number of individual offices. It has the benefit of raised floors, air-conditioning, carpets and a kitchen/breakout room.

x14 Car parking spaces available, the car park is secure with a coded electrically operated gate.

The floor could be split to provide offices of circa 2,000 sq ft.

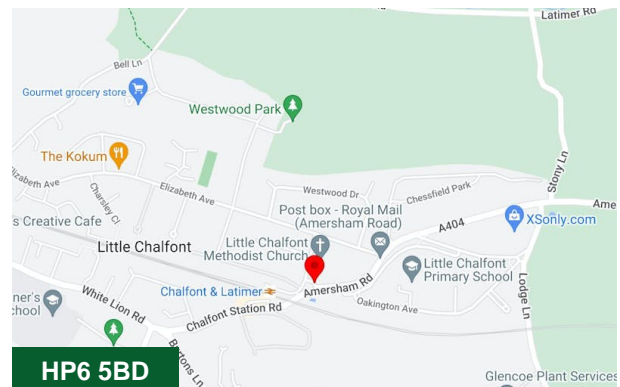
## Location

Amersham is an attractive town benefitting 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. Chalfont Court is located in a prominent position in the heart of Amersham with an excellent variety of local amenities. Amersham train station is opposite, from which central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

Amersham boasts several excellent schools, including Ofsted outstanding rated primary, secondary and grammar schools. The characterful old town benefits from a large supermarket (Tesco) with petrol filling station, a good number of boutique shops, pubs, bars and restaurants. The new town has new leisure facilities, including a swimming pool, with a Tesco local opposite the property, with national retailers, coffee shops, bars and restaurants all in close proximity.

## Terms

Available on a new Lease on terms to be agreed.



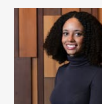
## Viewing & Further Information



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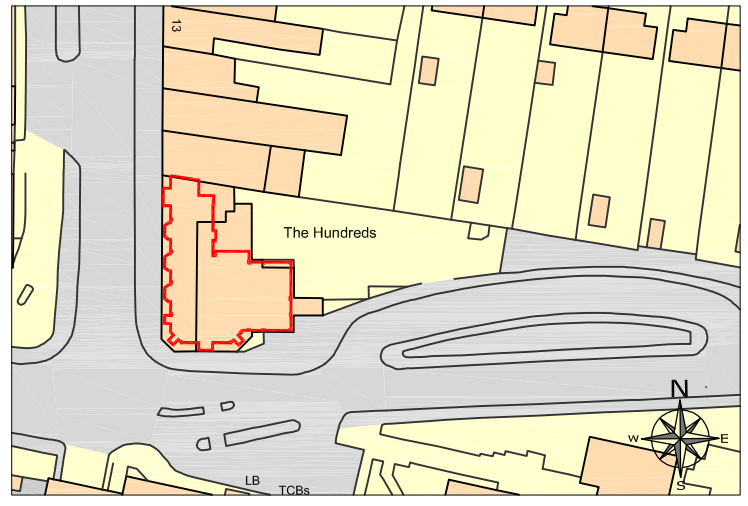
nds@chandlergarvey.com

**Mr Adrian Thompson (Joint Agent)**

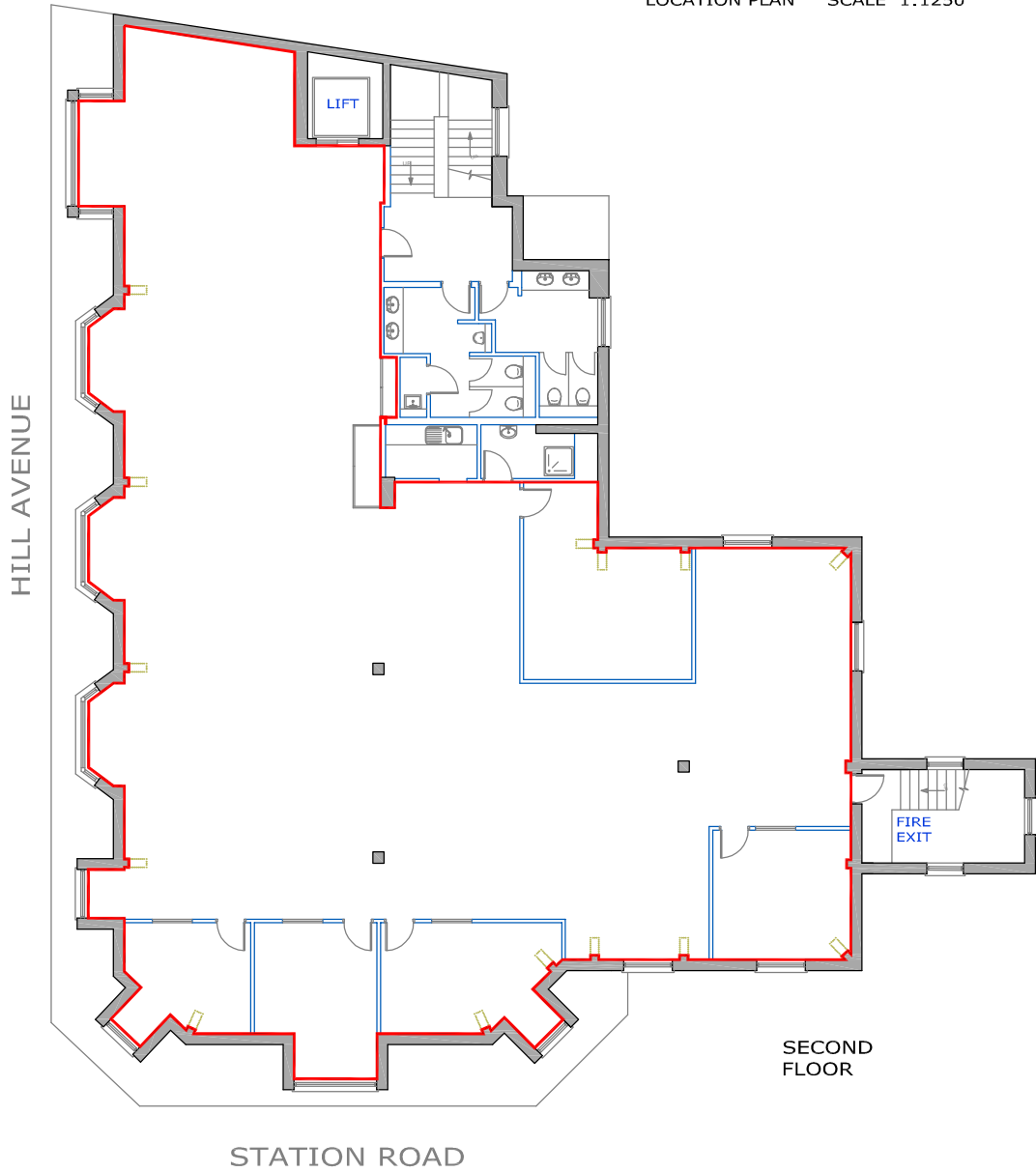
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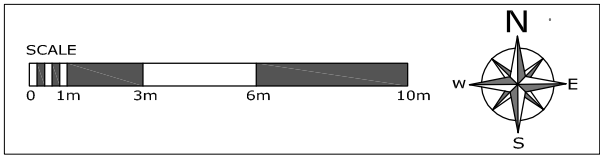
PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'



LOCATION PLAN SCALE 1:1250



SECOND FLOOR



drawing address CHALFONT COURT, HILL AVENUE, AMERSHAM HP6 5BB	location/details SECOND FLOOR LEASE PLAN	date 18/03/13	scale 1/200
		dwg. no. PP2186-04	sheet A4

