



## 4 Lacemaker Court

London Road, Amersham, HP7 0HS

**FREEHOLD  
INVESTMENT WITH  
RESIDENTIAL  
DEVELOPMENT  
POTENTIAL**

**1,649 sq ft**  
(153.20 sq m)

- Modern office building
- Air conditioning
- Radiator central heating
- Raised floors
- Suspended ceiling with recessed lighting
- Alarm system CCTV recordable security
- WC's on ground and first floor / Kitchen
- 6 on-site car parking spaces

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## Summary

<b>Available Size</b>	1,649 sq ft
<b>Price</b>	Price on Application
<b>Rates Payable</b>	£16,092.75 per annum 2023
<b>Rateable Value</b>	£32,250
<b>VAT</b>	Applicable. VAT is payable on the purchase price
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	C (72)

## Description

Modern two storey office building of brick construction forming part of a small development of 4 units and benefits from:- Air conditioning Radiator central heating Double glazing Raised floors Suspended ceiling with recessed lighting alarm system CCTV recordable security Ground and first floor WC accommodation 6 on-site car parking spaces Ground floor kitchen.

**LEASE** The property is held on a full repairing and insuring lease, outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II. Expiring on 31st October 2025 at a rental of £50,000 pa plus VAT.

The Lease is also subject to a photographic schedule of condition. The tenant, Pie Talent Ltd. (Reg. 9233776) were founded in 2009 and have become experts in providing job opportunities from exciting start-ups through to some of the biggest global names in the Automotive, Consumer and SaaS in Tech Industries.

## Location

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 Railway and the London Underground system.

## Accommodation

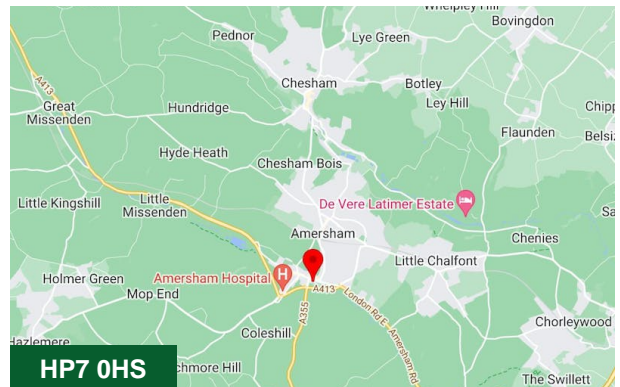
Name	sq ft	sq m
Ground - floor	818	75.99
1st - floor	831	77.20
<b>Total</b>	<b>1,649</b>	<b>153.19</b>

## Business Rates

£28,500.00

## EPC

C72



## Viewing & Further Information



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