



## Unit 2

Corinium Industrial Estate, Raans Road, Amersham, HP6 6JQ

### INVESTMENT OPPORTUNITY MID-TERRACE BUSINESS UNIT

**4,290 sq ft**  
(398.55 sq m)

- Let on 10 year lease from July 2024 at annual rental of £56,000.
- GF Warehouse 2,748 sq ft
- Variable height 5.75m - 7.5m to eaves
- Ground floor offices/comms room
- Mess Room/Staff room/ Kitchenette/ WCs
- First Floor offices and storage
- 3-phase electricity

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## Summary

Available Size	4,290 sq ft
Price	Offers in the region of £995,000 Plus VAT
Rates Payable	£26,880 per annum 2023
Rateable Value	£52,500
Service Charge	£1,085 per annum Plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

## Description

INVESTMENT OPPORTUNITY. The property provides a mid-terraced building constructed of steel portal frame with metal cladding to the front and rear elevation and to the roof. The property comprises a ground floor warehouse, offices, staff room, Kitchen and WCs. Offices and storage on the first floor. Variable 5.75m - 7.5m eaves. 4 allocated parking spaces to the front with 3 further spaces to the rear and loading bay, 3 phase power and roller shutter door. There is no gas to the Unit. Let to Limitless Life Ltd 10 year FR & I Lease from July 2024. 5 year tenant only break. 5 year upwards only rent review. Annual rental of £56,000. The Landlord also lets spaces to Audi for £2,000 per annum in addition to the rental income.

## Location

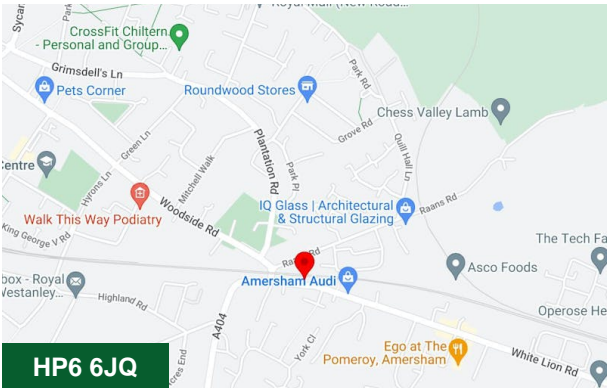
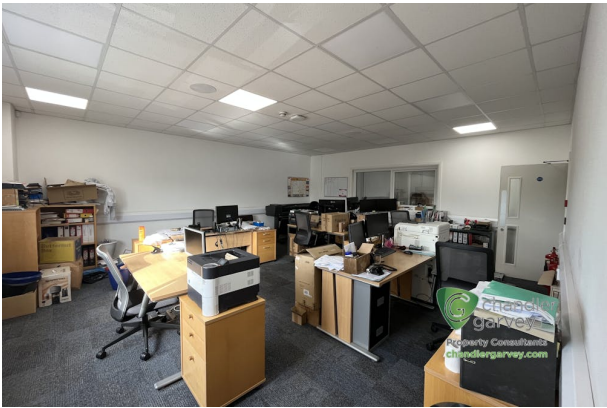
Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the town, which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Turbo Railway and the London Underground system

## Terms

Investment for sale freehold. Let to Limitless Life Ltd 10 year FR & I Lease from July 2024. 5 year tenant only break. 5 year upwards only rent review. Annual rental of £56,000. The Landlord also lets spaces to Audi for £2,000 per annum in addition to the rental income.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



**Joanna Kearvell**  
07887 793030  
jk@chandlergarvey.com