



2 Lacemaker Court

London Road, Amersham, HP7 0HS

MODERN OFFICES WITH PARKING

2,420 sq ft
(224.83 sq m)

- Exceptionally well presented modern mid terrace two storey office
- Close to Old Amersham's quaint restaurants, cafes and shops and to Amersham station
- Mix of open plan and boardroom, plus break out area
- Option to deregister from VAT if preferred by the tenant

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Summary

Available Size	2,420 sq ft
Rent	£65,000 per annum Plus VAT
Price	Offers in excess of £950,000 Plus VAT
Rates Payable	£26,617.50 per annum 2023
Rateable Value	£48,750
VAT	Applicable. VAT is payable on the rental and purchase price
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	Upon enquiry

Description

Modern offices TO LET/ FOR SALE - 2 Lacemaker Court is a mid terrace two storey modern office building, built during the late 1980's/early 1990's. Unit 2 benefits from 9 on-site car spaces. The property is in excellent condition and benefits from open-plan offices with air conditioning, boardroom/meeting room, 4 separate offices, breakout/kitchen/reception area. There is a disabled WC on the ground floor with two further toilets on the first floor. There is an estate charge to cover the maintenance of the common areas. Available For Sale/To Let - further details upon application.

There is an option to deregister for VAT if preferred by the tenant.

Location

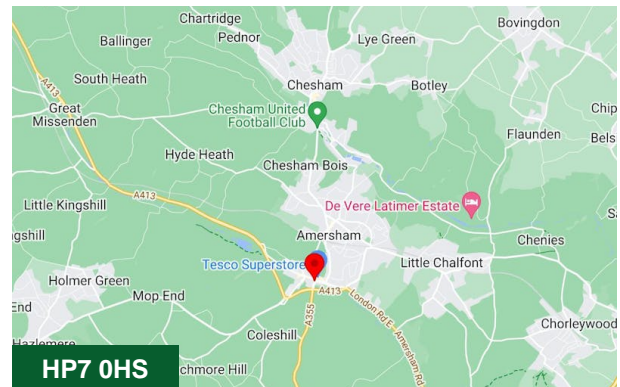
Lacemaker Court is highly visible, being prominently positioned on the London Road at its intersection with Gore Hill, opposite the large Tesco superstore. Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access 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

Long Leasehold for sale - 999 years from April 2002. OR To Let on a new lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants and purchasers. Prospective tenants and purchasers will need to provide proof of identity and residence.



Viewing & Further Information



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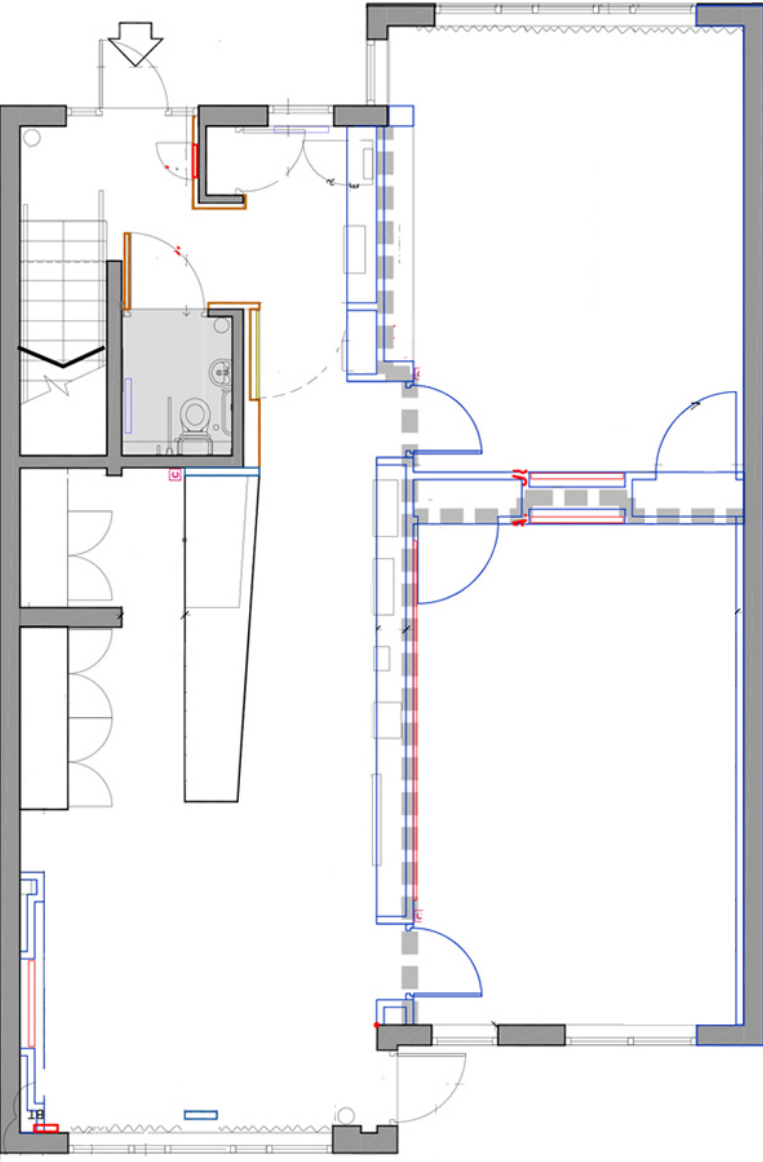


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Ground Floor Office



2 Lacemaker Court, London Road, Amersham, Bucks, HP7 0HS
1st Floor Office

