



## Second Floor Offices

Suite 2, Merritt House, Hill Avenue, Amersham, HP6 5BQ

**WELL LOCATED  
OFFICE OPPOSITE  
TRAIN STATION**

**569 to 1,302 sq ft**  
(52.86 to 120.96 sq m)

- Short walk to Amersham train station and Met Line
- Modern offices within this prominent building
- Kitchenette
- Car parking
- LED lighting
- Carpeting throughout
- Office can be split into two separate offices

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## Summary

<b>Available Size</b>	569 to 1,302 sq ft
<b>Rent</b>	£10,500 - £22,785 per annum Plus service charge and VAT
<b>Rates Payable</b>	£7,110.75 per annum 2023
<b>Rateable Value</b>	£14,250
<b>Service Charge</b>	To be advised
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

Merritt House is located opposite the train station on Hill Avenue in Amersham.

The available accommodation comprises a suite on the second floor. The premises benefits from the following features: air conditioning, parking, kitchen, communal W/C facilities and door entry system.

The property will be refurbished and redecorated and can be split into two separate offices.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - 1	569	52.86	£10,500 /annum	Available
Suite - 2	1,302	120.96	£22,785 /annum	Available
<b>Total</b>	<b>1,871</b>	<b>173.82</b>		

## Location

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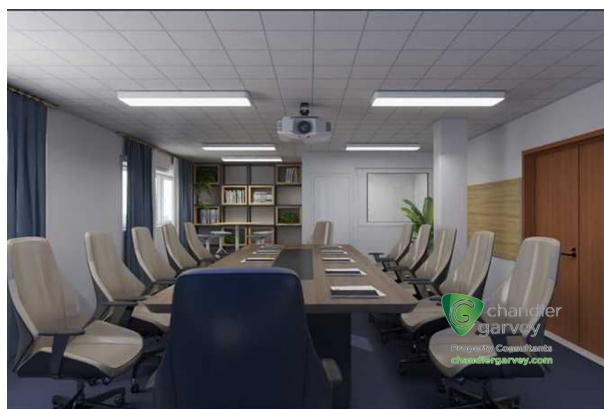
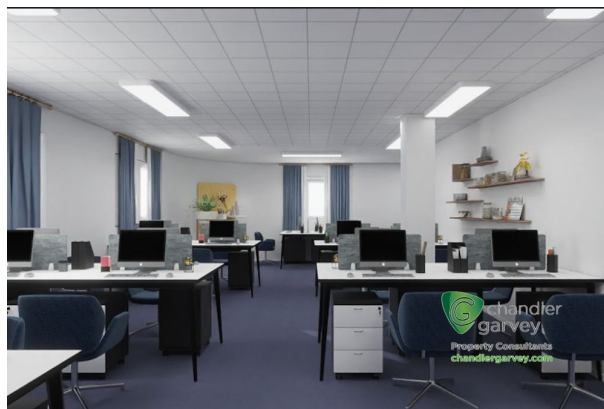
Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the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

## Lease Terms

New lease to be agreed direct with the landlord

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants and purchasers.



## Viewing & Further Information



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