



First Floor 4 Teal Court

Anglo Office Park, White Lion Road, Amersham, HP7 9FB

1ST FLOOR MODERN OFFICE UNIT

1,638 sq ft
(152.18 sq m)

- Open plan office space
- Onsite car parking
- Fully carpeted
- Air conditioning
- Suspended ceilings & recessed lighting
- Kitchenette

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Summary

Available Size	1,638 sq ft
Rent	£40,000 per annum
Rates Payable	£16,788.75 per annum
Rateable Value	£30,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Unit 4 comprise is a terrace brick-built office building with car parking, located at on the Anglo Office Park. The units are modern and office two storey office with parking.

The property features extensive glazing to the front, the main pedestrian entrances provide a small lobby from which the ground floor and first floor suites are accessed. The first floor office is available to let, the suite is open plan, with suspended ceilings, recessed lighting, air-conditioning W/Cs and kitchenettes.

Location

Anglo Office Park lies approximately 1 mile southeast of Amersham town centre. The town centre provides a range of shops, cafes and restaurants. Adjacent towns such as Chesham (approximately 4 miles to the northwest) and High Wycombe (approximately 9 miles to the southwest) are easily accessible via local road networks.

The office park benefits from direct access to the A404, which connects to the A413 and A355, facilitating travel to nearby towns and the M25 (Junction 18) which is approximately 7 miles away, providing access to the wider motorway network, including the M1 and M40 Amersham railway station, located about 1.2 miles from Anglo Office Park, serves both the London Underground's Metropolitan Line and Chiltern Railways.

Chiltern Railways offers direct services to London Marylebone with journey times from approximately 32 minutes, and trains depart around every 30 minutes during peak times. The Metropolitan Line provides additional connectivity to central London destinations.

Accommodation

The accommodation comprises the following areas:

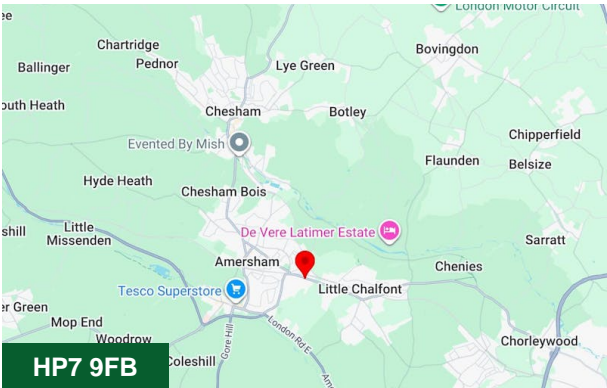
Name	sq ft	sq m	Availability
Unit - Unit 4 First Floor	1,693	157.28	Available
Total	1,693	157.28	

Terms

New lease direct with the landlord

Money Laundering and 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



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