

**TO LET – 625 Ft² (58.06 M²)
Self-contained First Floor Office**

35 Woodside Road, Amersham, Bucks HP6 6AA



*** Town Centre ***

10 minute walk to Amersham Station

*** Forecourt Car Park + Public Car Parking nearby ***

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Leighton Buzzard 01525 623007 | Watford 01923 911007

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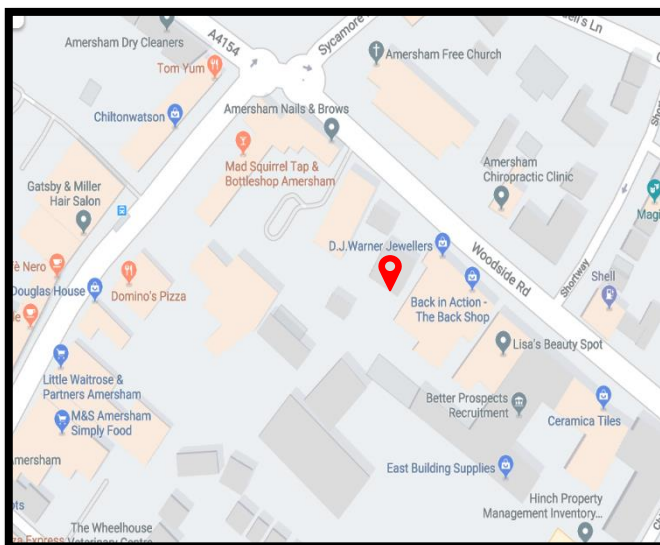
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

LOCATION

Situated on Woodside Road (A4154) in Amersham town centre, close to the junction with Sycamore Road (B4441), the area is extremely popular due to the quality of shopping (M&S Foodhall, Waitrose, Laura Ashley, Fat Face, Superdrug, Boots, Waterstone's), Restaurants and leisure facilities at hand

There are public car parks nearby, one immediately next to Laura Ashley on Woodside Road plus the Sycamore Road car park.

Amersham Station is within 10 minutes walking distance and is a London Underground (Metropolitan Line) and Chiltern Railways National Station (London Marylebone approx. 40 minutes).



DESCRIPTION

A self-contained office located on the first floor of a two-storey building amounting to 625 ft² and arranged into 4 rooms plus reception with the benefit of the following amenities: -

- Gas central heating to radiators
- Fully carpeted
- Broadband / data connection
- Kitchen & WC
- Good natural light
- 2 car parking spaces

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC has been applied for.

TERMS

Lease: A new lease is available for a term to be agreed. The tenant to maintain the premises in good and substantial repair.

Rent: £11,250 per annum exclusive. VAT is applicable.

Service Charge: The Landlord maintains the exterior of the property (roof, guttering, elevations and forecourt parking) where there is provision for the cost to be shared by the occupying tenants.

Business Rates

Rateable Value: £8,900.

N.B. Small Business Rates Relief may apply. If this property will be the tenant's only business premises, then will be eligible for 100% rate relief.

Interested parties are advised make their own enquiries with the Rating Department at Chiltern District Council to verify the rates payable.

Email: revenue@chltern.gov.uk / Tel: 01494 732077.

VIEWING

Strictly by appointment via sole agent:



01923 911007

www.smiddyproperty.co.uk

Brookside Works

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