



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



CHARACTER OFFICES WITH PARKING TO LET - 820sf (76sm)

The Barn, 12b The Broadway,
Amersham, Bucks HP7 0HP

LOCATION

The offices are located in the rear courtyard of the historic "Griffin" building on the Broadway in Old Amersham, which is host to a good mix of office and residential occupiers, as well as various shops, pubs and restaurants.

Amersham Railway Station is approximately 1 mile away, providing regular services to London Marylebone. The station also serves the London Underground Metropolitan Line.

Access to the national motorway network is available at J2 of the M40, approx 5½ miles, as well as Junctions 16 & 18 of the M25, both approx. 6½ miles.

What3Words Location: [///push.pull.friend](#)

- 2 Car Spaces.
- Self Contained Building.
- Exposed Beams.
- Underfloor Heating.





DESCRIPTION

The premises provides open plan office accommodation over ground and first floors. The private entrance opens to a reception and ground floor space with a kitchen and WC. The timber staircase leads to two galleried office areas at both ends of the building.

Two car spaces are provided in the car park at the rear.

ACCOMMODATION

Ground Floor	465sf (43sm)
First Floor	355sf (33sm)

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

£30,000pax. We are informed VAT is applicable to the rent.

EPC RATING - B(48)

RATES

TBC.

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 683 644 – www.pmcd.co.uk



NICK BALL
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**PHILIP MARSH
COLLINS DEUNG**



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