



First Floor Unit A11 Bell Lane Office Village, Bell Lane, Little Chalfont, Amersham,

HP6 6FA

**To Let / For Sale | 1,380 sq ft**

MODERN FIRST FLOOR OFFICE SUITE - FOR SALE



## First Floor Unit A11 Bell Lane Office Village, Bell Lane, Little Chalfont, Amersham, HP6 6FA

### TO LET / FOR SALE

#### Summary

- Size: 1,380 sq ft
- Rent: £31,000 per annum Plus VAT
- Price: Offers in the region of £345,000 Plus VAT
- Rates payable: £13,696 per annum 2023
- Rateable value: £26,750
- EPC: C (71)

#### Further information

- [View details on our website](#)
- [Microsite](#)

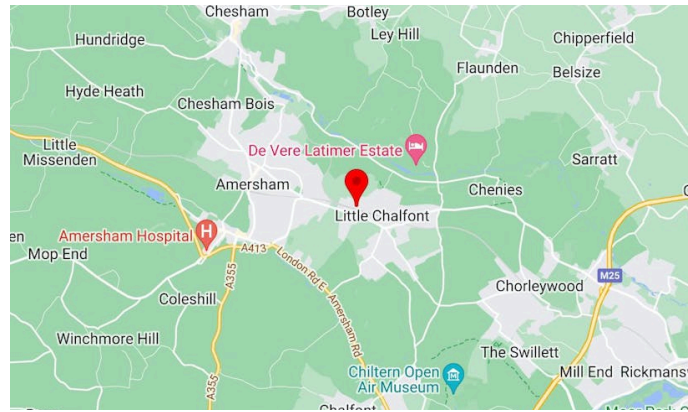
#### Viewings and Further Information



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#### Description

The property was built approximately 9 years ago by Anglo St James and provides an attractive brick built block of 12 office suites benefiting from comfort cooling, 2 separate WC's, kitchen, Cat 5 computer cabling, carpets, storage cupboards, 5 on-site car parking spaces, 8 person passenger lift, suspended ceiling with recessed lighting. Long Leasehold Sale - Term : 999 years from 29 September 2007 (983 years remaining) at a peppercorn rent. NOT SUTABLE FOR CONVERSION.

#### Location

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.

#### Business Rates

£26,750.00

#### EPC

C71



#### VAT

Applicable

#### Legal fees

Each party to be responsible for their own legal costs involved in the transaction.

## Accommodation

Name	sq ft	sq m	Availability
1st - First Floor Offices	1,380	128.21	Available
<b>Total</b>	<b>1,380</b>	<b>128.21</b>	



