



Unit 10 The Business Centre Corinium Industrial Estate

Amersham,, HP6 6FB

Industrial unit

2,300 sq ft

(213.68 sq m)

- 3-Phase Electric
- 1st Floor Mezzanine
- Roller Shutter
- Pedestrian Entrance
- Kitchenette & W/C
- LED Strip Lighting
- x3 Car Parking Spaces

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Summary

Available Size	2,300 sq ft
Rent	£28,000 per annum
Rates Payable	£9,980 per annum
Rateable Value	£20,000
VAT	Applicable
EPC Rating	C (58)

Description

The unit benefits from a ground floor office space and warehouse, with fire alarm system, LED strip lighting, solid concrete flooring, 3-phase electrics, electric roller shutter, kitchenette and W/C.

There is a first-floor mezzanine, providing extra storage space, externally, there are three dedicated car parking spaces available.

Location

The Corinium Industrial Estate is situated off Raans Road, which is approximately one mile to the east of Amersham on the Hill and close to its junction with A404. The A404 provides access to junction 18 of the M25, approximately 8 miles to the east. Junction 2 of the M40 is situated approximately 7 miles to the South at Beaconsfield, via the A355. In addition, Amersham benefits from the Metropolitan Line Tube and Chiltern Railway services to London.

Accommodation

The accommodation comprises the following areas:

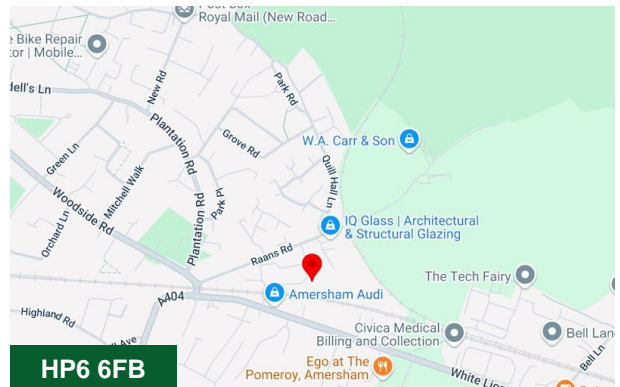
Name	sq ft	sq m	Availability
Ground	1,380	128.21	Available
Mezzanine	920	85.47	Available
Total	2,300	213.68	

Terms

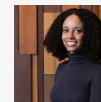
The property is available on a new lease direct from the landlord, on terms to be agreed.

Money Laundering

Money Laundering Regulations require Chandler Garvey to conduct checks on all Tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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