



Ground Floor Office, 5 Chalfont Court, Hill Avenue, Amersham, HP6 5BD

**To Let | 1,305 sq ft**

OFFICE SUITE WITH PARKING IN TOWN CENTRE

## Ground Floor Office, 5 Chalfont Court, Hill Avenue, Amersham, HP6 5BD

### TO LET

#### Summary

- Size: 1,305 sq ft
- Rent: £25 per sq ft Plus Service Charge, insurance and VAT
- Rates payable: £26,880 per annum 2026
- Rateable value: £56,000
- EPC: C (59)

#### Further information

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

#### Viewings and Further Information



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#### Specification

- Town centre location
- Lift Access
- car parking spaces
- Air conditioning
- Kitchen/Breakout room
- New Lease Available

#### Description

The property comprises an air conditioned three-storey office building with on-site parking in Amersham town centre. It is directly opposite the station (British Rail and London Underground).

The ground floor accommodation is available the building is secure with a coded door entry system. The office suite benefits an open plan area, kitchen and reception area. The main office provides predominantly open plan office, with an individual partitioned offices. It has the benefit of raised floors, air-conditioning, carpets and a kitchen/breakout room.

Car parking spaces available, the car park is secure with a coded electrically operated gate.



Chalfont Court occupies a prominent central position, directly opposite Amersham station, offering services to central London in around 37 minutes via Chiltern Railways and the Underground.

The town offers excellent amenities, including highly regarded schools, a Tesco superstore, boutique shops, and a range of pubs, bars, and restaurants. The newer area also features leisure facilities such as a swimming pool, with additional shops, cafés, and restaurants all nearby.

#### Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

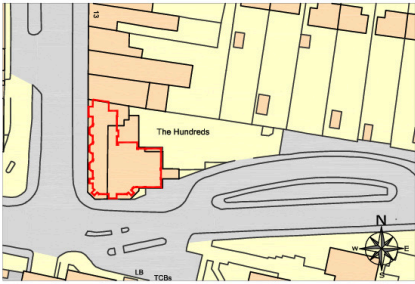
#### VAT

Applicable

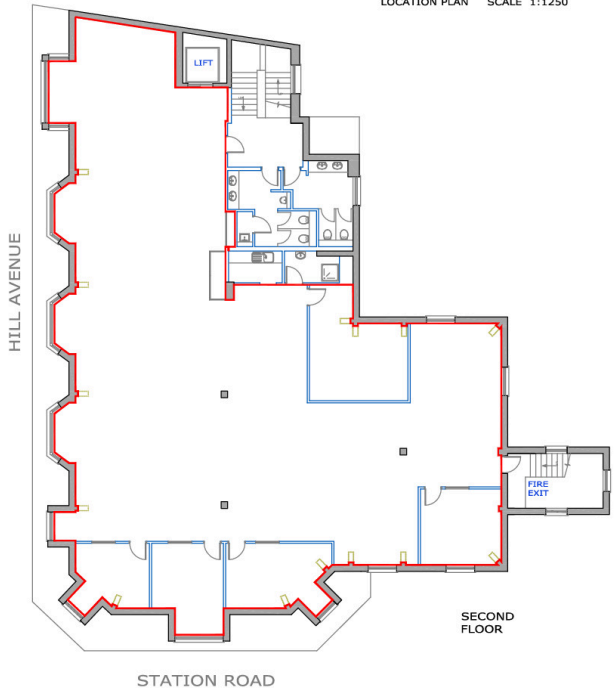
#### Legal fees

Each party to bear their own costs

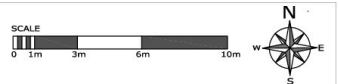
# Floor plan



LOCATION PLAN SCALE 1:1250

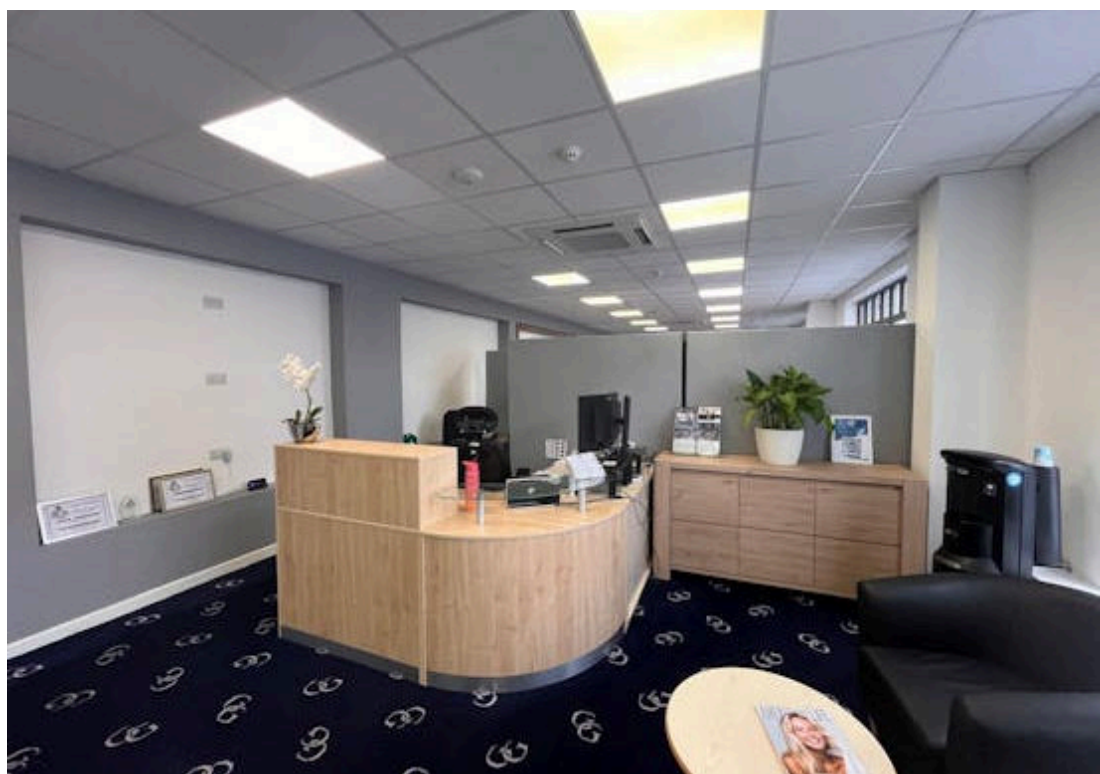
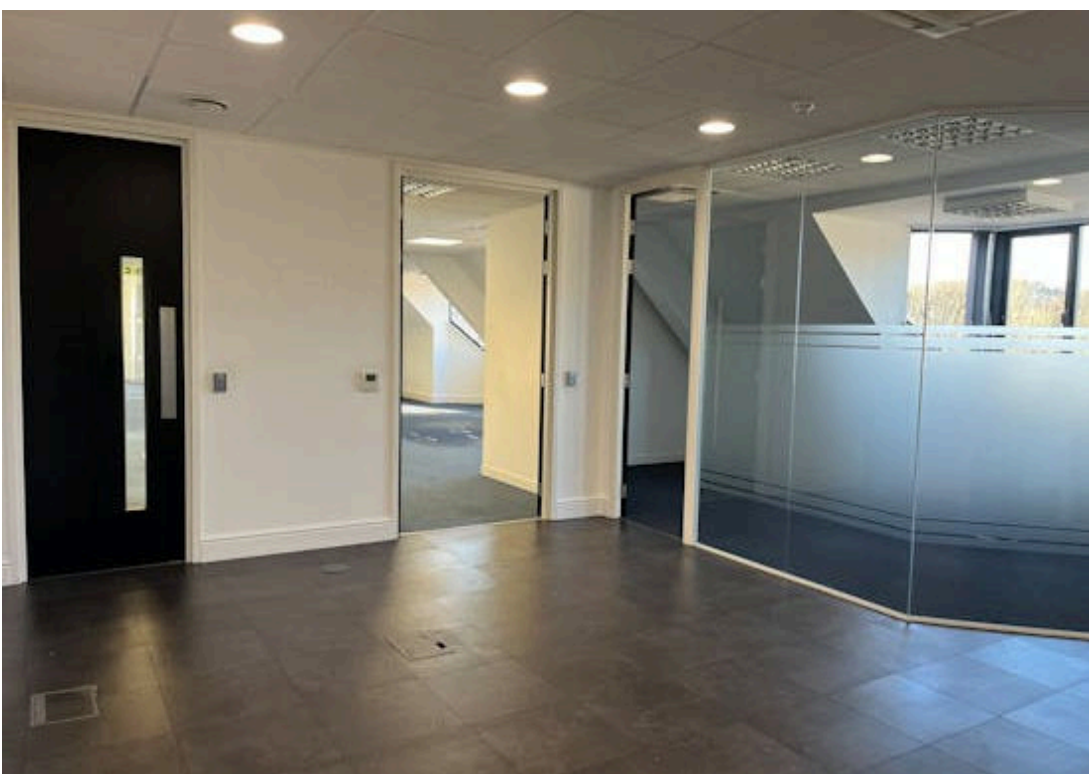


PLEASE NOTE: THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

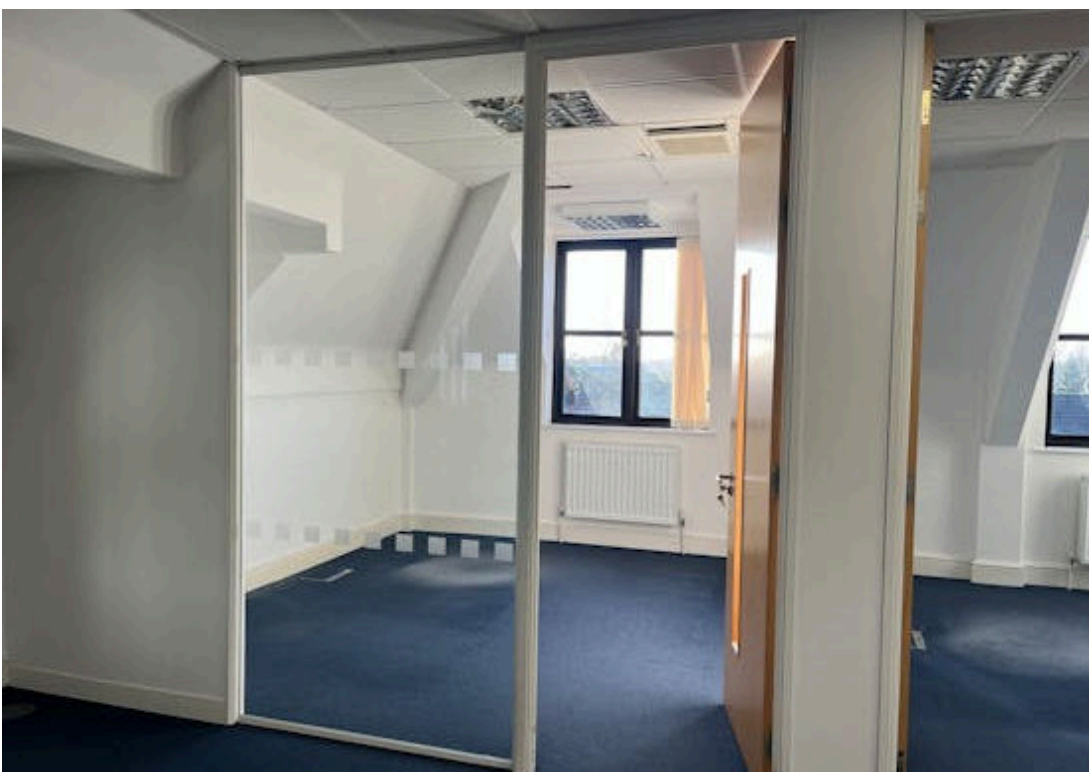
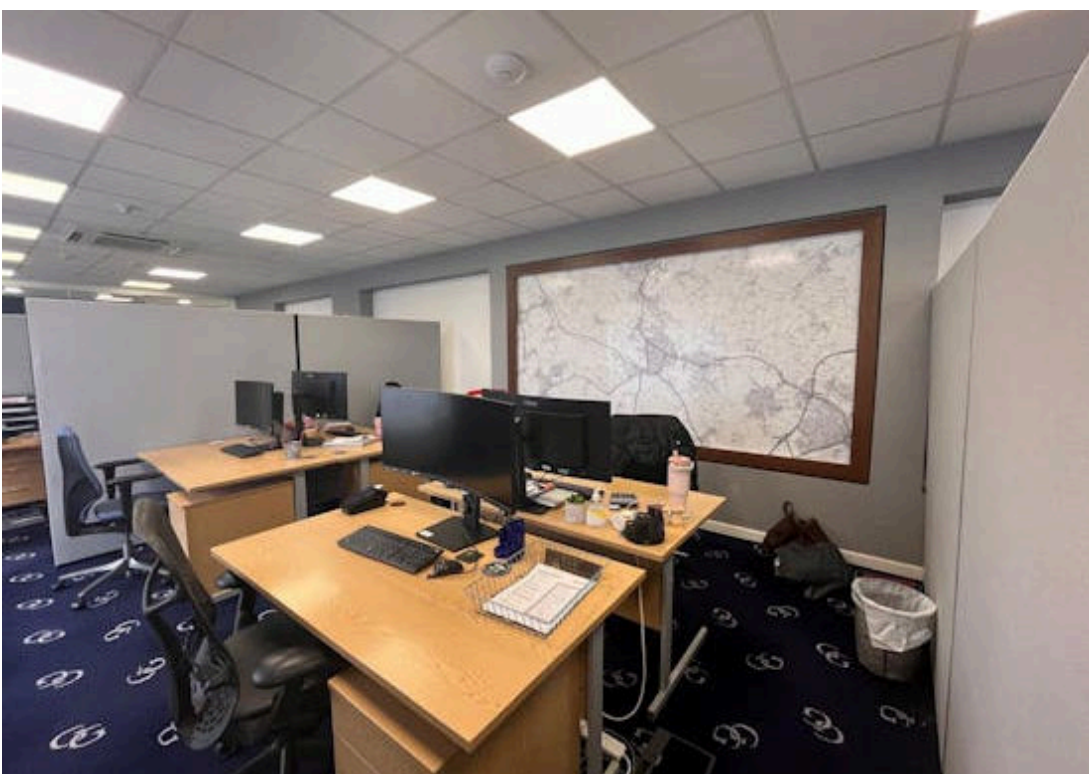


drawing address CHALFONT COURT, HILL AVENUE, AMERSHAM HP6 5BB	location/details SECOND FLOOR LEASE PLAN	date 18/03/13	scale 1/200
		dwg. no. PP2106-04	sheet A4





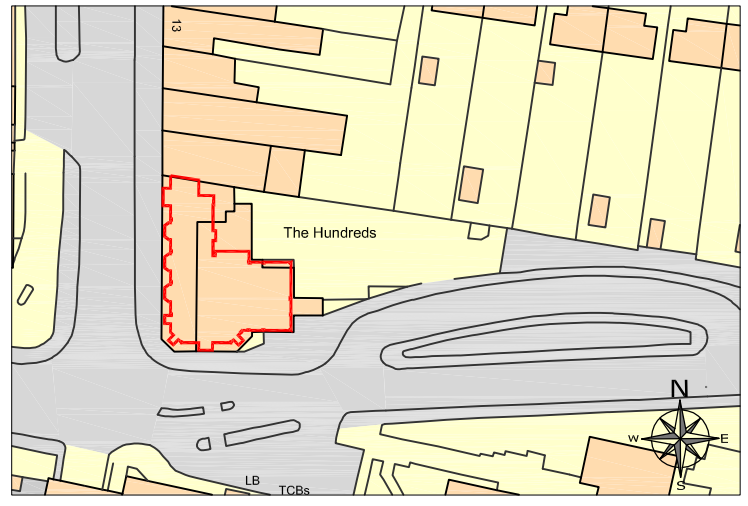




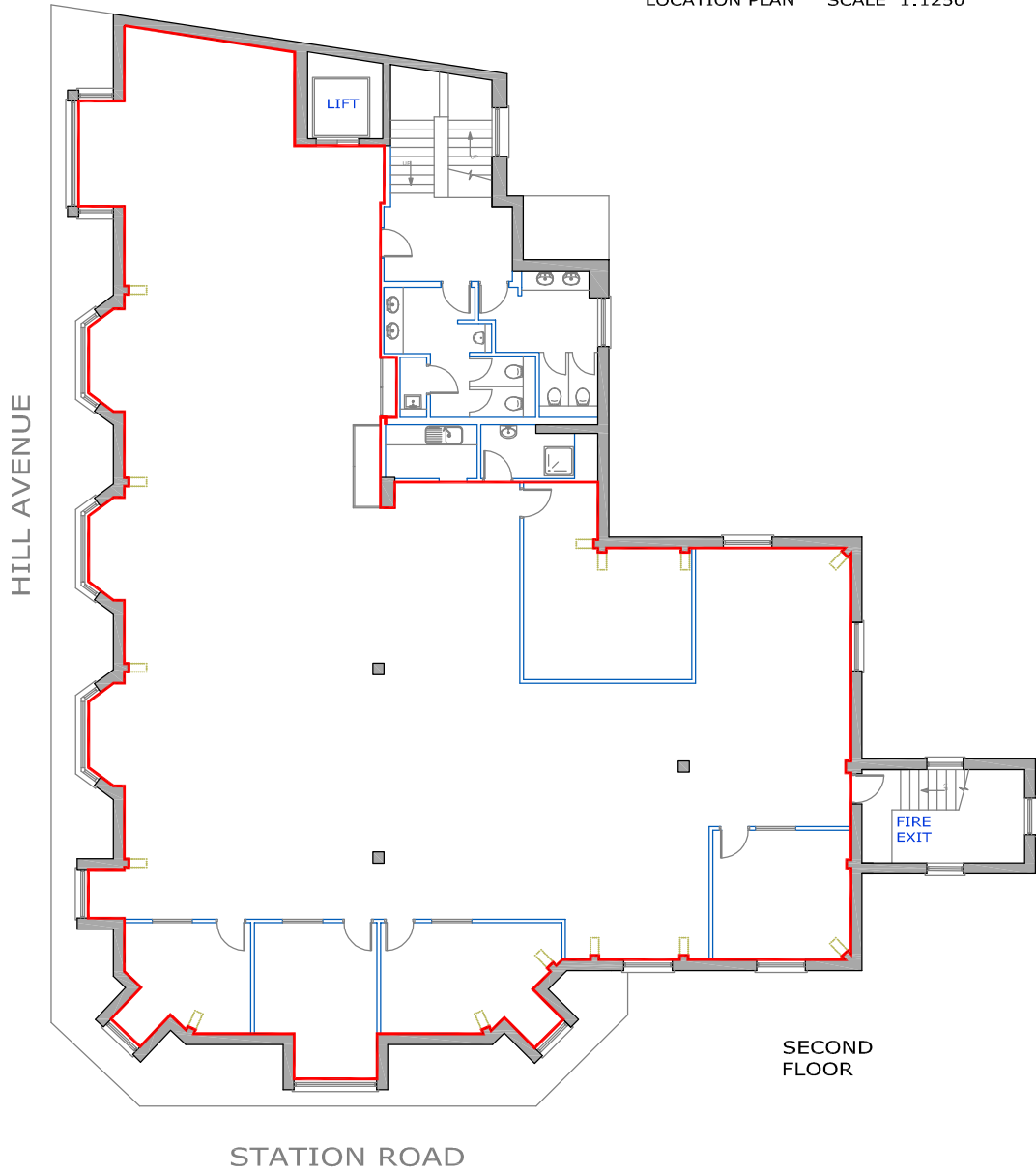




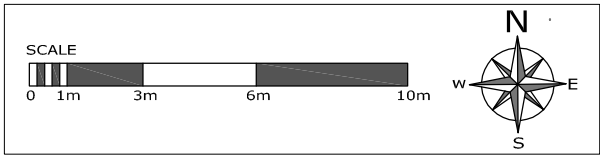
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LOCATION PLAN SCALE 1:1250



SECOND FLOOR



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