



## LOCATION

The estate is situated off Raans Road in Amersham, within approx 5 miles of the M25 (J18) and 1 mile from the railway station on the Metropolitan Underground & Chiltern overground lines

The estate comprises 15 units built in 2 phases, with unit 10 built just under 10 years ago.



## DESCRIPTION

Two modern 10m eaves height warehouse units from 9,405 to 19,712 sq.ft plus mezzanine storage space of 4,130 sq.ft, available to let separately or together

## ACCOMMODATION

The property provides the following approximate floor areas, measured on a gross internal area basis

Unit 10 GF	9,405 Sq Ft	873.72 Sq M
Unit 11 GF	9,379 Sq Ft	871.31 Sq M
Unit 11 FF Office	928 Sq Ft	86.21 Sq M
Unit 11 Mezz	4,130 Sq Ft	383.68 Sq M
Total	23,842 Sq Ft	2,214.99 Sq M

## RATEABLE VALUE

From internet enquiries, we understand that each unit has a rateable value from 1 April 2026 of £123,000 with rates payable in the order of £68,265 for 2026-27 per unit



## **AMENITIES**

Each unit benefits from 1 full height loading door.

In addition, unit 11 has offices fitted at ground & first floor levels, plus WCs and a kitchen/staff room. Unit 10 has no offices fitted

Unit 10 benefits from 19 car spaces. Unit 11 benefits from 25 car spaces.  
Total 44 spaces

## **VAT**

This property is subject to VAT in addition.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating 10 - Band A

## **QUOTING RENT**

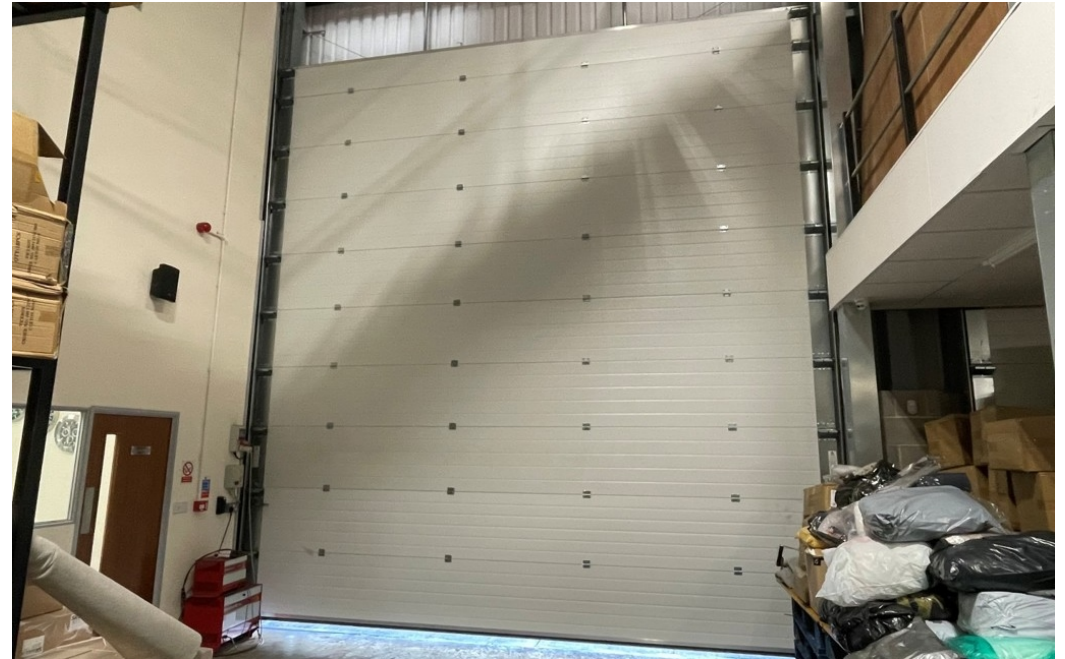
Rent on Application

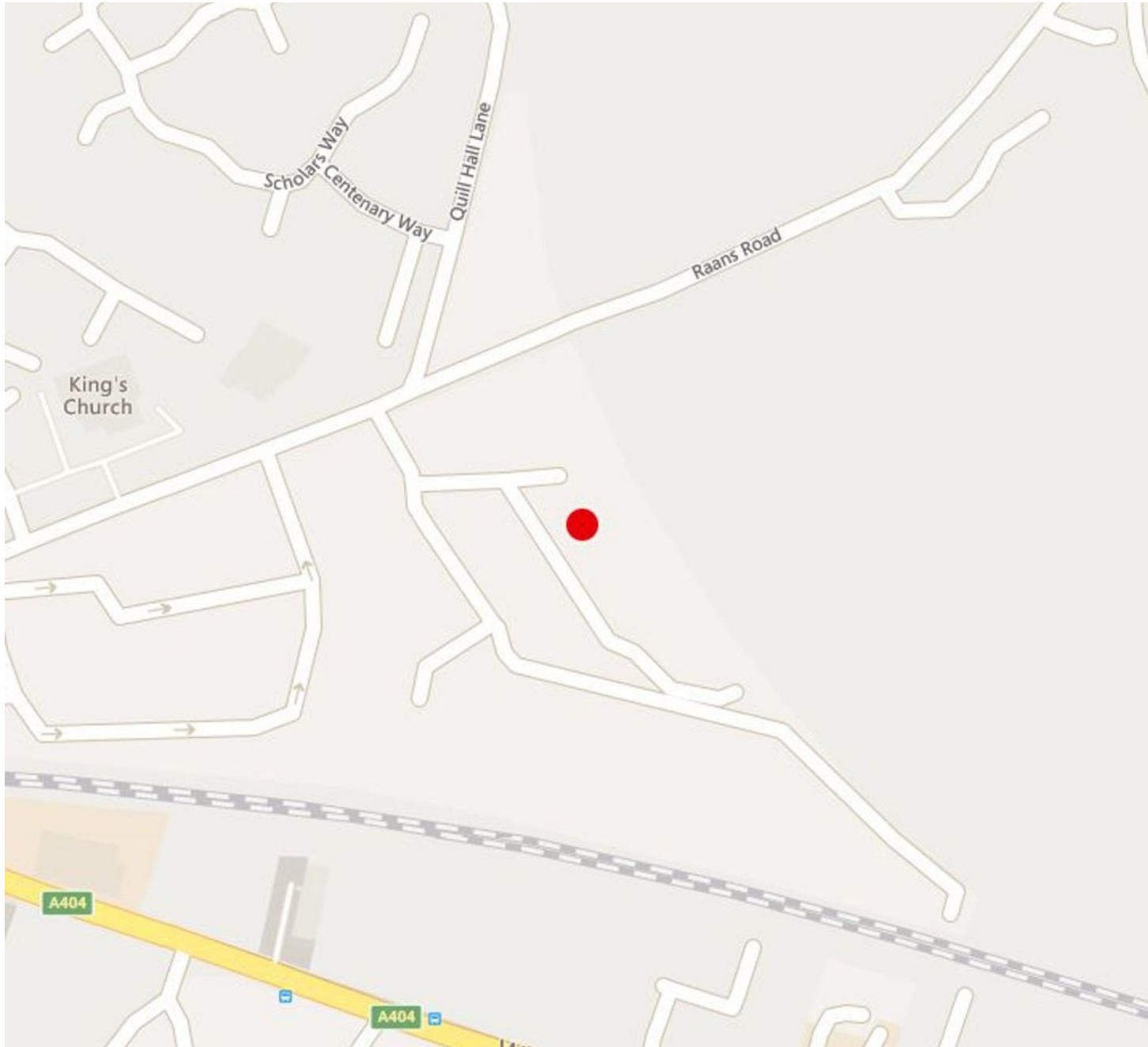
## **TENURE**

To let on a new FR&I lease for a term to be agreed subject to regular rent reviews, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs.





To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.