



## TO LET - BUSINESS PREMISES

- Pleasant rural setting
- Secure location
- Modern industrial style unit
- Landlord lives and works on site
- Single phase electricity
- High Wycombe 3.2 miles
- Amersham (rail station) 4.7 miles
- M40 J3 6.9 miles
- M25 J18 10 miles

**1,907 sq.ft**

### Oaklands Farm

Beamond End Lane, Amersham, Bucks HP7 0QT

[www.pantons-property.com](http://www.pantons-property.com)

 **Pantons**

## Enquiries

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### DESCRIPTION

A steel frame unit that could be used for Business Purposes (storage use preferred and subject to any necessary consents). Electricity connected; water available. Communal W.C.s. Size 1,907 sq.ft. Eaves 4.46m

**DIMENSIONS: 14.85m X 11.93m**

**RENT: £1,750 per month plus vat**

**What3 Words**               dusts.snippets.baseballs

### TERMS

Up to 3 years, but on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required.

### BUSINESS RATES

The property has not been assessed for Business Rates. If they do become payable, payment is the Tenants responsibility. Please take advice regarding this.

### VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives and works on site, so any use would have to fit in with their enjoyment of their surrounding property. No motor repairs.

### LEGAL COSTS

The Tenant is responsible for the Landlords reasonable legal costs of £950 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £550 plus vat of this is payable in advance.

### TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

### PLANNING STAUS / EPC

A planning application should be submitted for Business Use. The Property has no heating system so no EPC is required.



### IMPORTANT NOTICE

Pantons, their clients and any joint agents give notice that:

1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Pantons have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.

3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in June 2026.



Client

Operating from St Albans  
across Hertfordshire & into  
the surrounding counties

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