



Unit A12 Bell Lane Office Village, Bell Lane, Little Chalfont, Amersham, HP6 6FA

**For Sale | 1,380 sq ft**

MODERN SECOND FLOOR OFFICE SUITE - FOR SALE



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Bell Lane, Little Chalfont,  
Amersham, HP6 6FA**

## FOR SALE

### Summary

- Size: 1,380 sq ft
- Price: Offers in the region of £370,000 Plus VAT
- Rates payable: £13,696 per annum 2023
- Rateable value: £26,750
- EPC: B (34)

### Further information

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

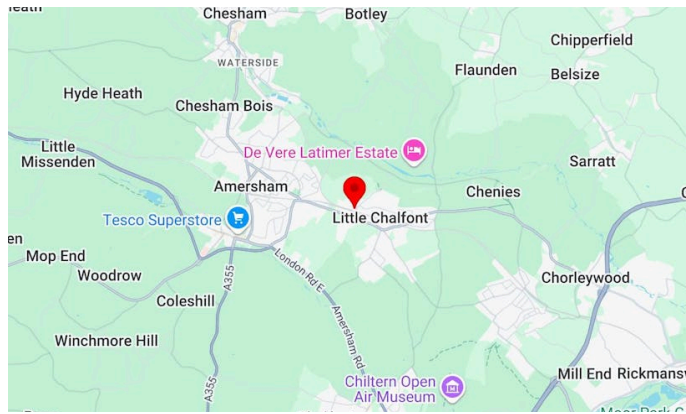
### Viewings and Further Information



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### Description

The property was built approximately 19 years ago by Anglo St James and provides an attractive brick built block of 12 office suites benefiting from electric heating, 2 separate WC's in the common parts, kitchen/breakout space, carpeting, 5 on-site car parking spaces, 8 person passenger lift, suspended ceiling with recessed lighting. The office suite also benefits from a bespoke 'beach hut' meeting room which offers a private space for meetings or video calls.

### 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.

### Terms

Residue of Long Leasehold interest (981 years) For Sale.

### Business Rates

£26,750.00



### MONEY LAUNDERING AND IDENTITY CHECKS

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

### VAT

Applicable. VAT is payable on the rent and service charge

### Legal fees

Each party to bear their own costs

