



4 Lacemaker Court, London Road, Amersham, HP7 0HS

**For Sale | 1,649 sq ft**

FREEHOLD OFFICE INVESTMENT

4 Lacemaker Court, London Road,  
Amersham, HP7 0HS

## FOR SALE

### Summary

- Size: 1,649 sq ft
- Price: Offers in excess of £750,000
- Rates payable: £17,280 per annum 2026
- Rateable value: £40,000
- EPC: C (72)

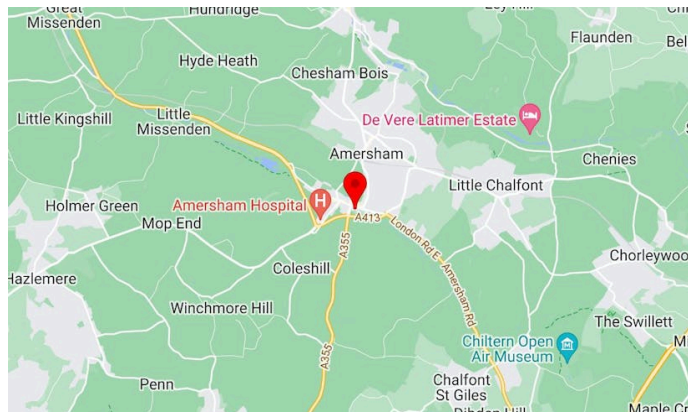
### Further information

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

### Viewings and Further Information



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### Description

Modern two storey office building of brick construction forming part of a small development of 4 units and benefits from:- Air conditioning, Radiator central heating, Double glazing, Raised floors, Suspended ceiling with recessed lighting, alarm system, CCTV recordable security, Ground and first floor WC accommodation, 6 on-site car parking spaces, Ground floor kitchen.

The property is available for sale as an investment subject to a lease for 5 years from November 2025 to PIE Talent Ltd, with a 3 year mutual break. Annual rent of £50,000 plus VAT. The property is held on a full repairing and insuring lease, outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II. The Lease is also subject to a photographic schedule of condition. The tenant, Pie Talent Ltd. (Reg. 9233776) were founded in 2009 and have become experts in providing job opportunities from exciting start-ups through to some of the biggest global names in the Automotive, Consumer and SaaS in Tech Industries.



### 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.

### Accommodation

Name	sq ft	sq m
Ground - floor	818	75.99
1st - floor	831	77.20
<b>Total</b>	<b>1,649</b>	<b>153.19</b>

### Terms

The property is available for sale as an investment

### VAT

Applicable. VAT is payable on the purchase price

### Legal fees

Each party to be responsible for their own legal costs involved in the transaction.

