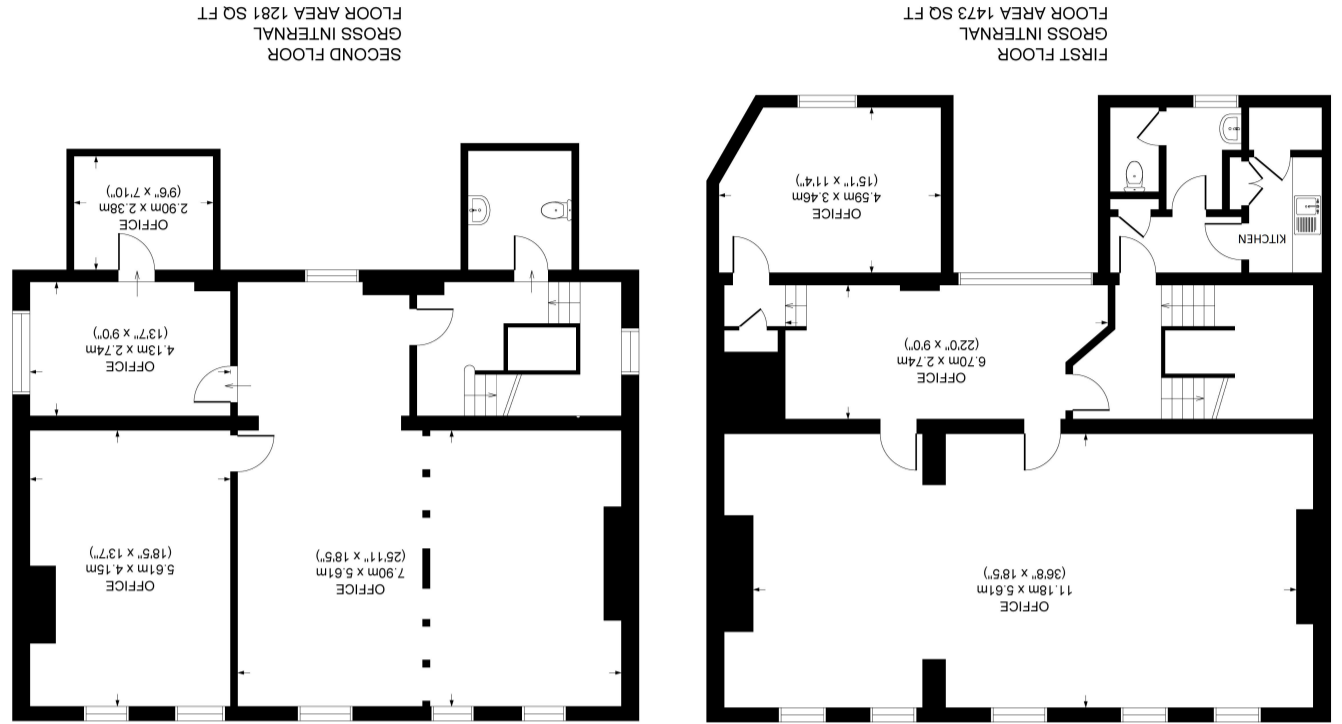


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 2754 SQ FT / 256 SQ M
THE GRIFFIN, OLD AMERSHAM, HP7 0HP



Offices at The Griffin | The Broadway | Old Amersham | Amersham | Buckinghamshire | HP7 0HD

P.O.A.

JOHN NASH & CO.

COMMENCING RENT OF £30 PER SQUARE FOOT, EXCLUSIVE OF RATES | Office Space with Period Features and Modern Amenities | Four Parking Spaces | Superb Views over the Old Town and Open Farmland



Superbly renovated Period Offices in Amersham Old Town. Approx. 2754 square feet (256 square metres).

LOCATION

Situated in the heart of Amersham Old Town, this period property formerly a coaching inn, has been partly converted into office space meeting modern requirements but still retaining the period features. Amersham is a Chiltern market town with many period houses and inns but is conveniently placed for access to the M.40 and M.25 motorways. Amersham on the Hill is just over a mile distant, with a modern shopping area and Metropolitan Line Underground Station, with services to London Baker Street in approximately 35 minutes. There is also a Chiltern Railways diesel service to London Marylebone.



THE PROPERTY

The offices are on the first and second floors with an entry phone system to the ground floor front door. The offices are capable of being let separately as shown on the attached floor plan. As stated there are many period features including impressive wall and ceiling beams. From the first floor offices there are fine views over the Old Town to the nearby open farmland. The property also has the benefit of four parking spaces. Toilet accommodation is provided for both floors on the first floor landing. Heating is by way of a gas fired boiler system to radiators.



TERMS

Lease Terms to be agreed but a suggested 9 year lease with three yearly rent reviews at a commencing rent of £30 per square foot, exclusive of rates.

Note: Bottom Right Hand Corner Photo is the View from the Offices

