

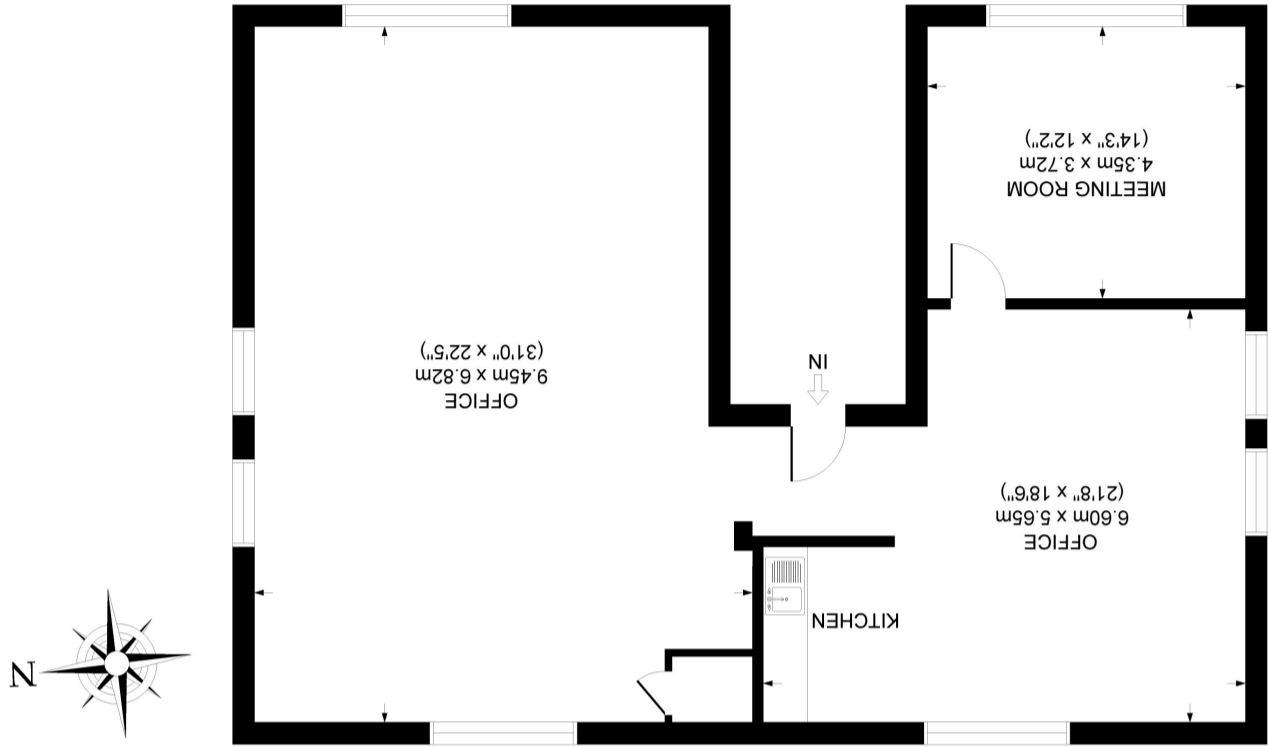
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as 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 1214 SQ FT / 113 SQ M.
2ND FLOOR OFFICES, 10 HILL AVENUE, AMERSHAM, HP6 5BW

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1214 SQ FT



10 Hill Avenue | Amersham | Buckinghamshire | HP6 5BW

£31,500

JOHN NASH & CO.

Close to Amersham Underground Station & Chiltern Link | Close to Shopping and Restaurant Amenities | 3 Parking Spaces | Central Heating and Air Conditioning | Available Immediately | 1190 sq ft



Superb office suite of 1190 square feet, well fitted throughout and situated within 150 yards of Amersham Station and in a good shopping area. 3 parking spaces, centrally heated and air conditioned. Available immediately. Rent £31,500 per annum exclusive. Lease negotiable.

TOP FLOOR 10 HILL AVENUE

Square Footage 1190 (see floor plan) Shared toilet facilities on first floor.

Current Fees

Rent £29,750 pa @ VAT paid quarterly @ £7,437.50 per quarter + VAT

Current Service Charge £7673.40 per annum + VAT paid quarterly @ £1,918.35 per quarter + VAT (£754.77 + VAT for all units £1,163.58 + VAT for office).

Communal Parts including toilets redecorated in April 2024

Insurance = £364.31 per annum + VAT variable on premium

Electricity - metered and billed monthly.

3 PARKING SPACES

Useful Facts

Cleaning of communal areas undertaken twice a week.

Refuse bins, general and recycling supplied in service charge.

Door Code entry with access phone in each office. Alarm

LOCATION

Amersham is an affluent Chiltern market town, situated about 27 miles north west of London. The town is a busy established business location and is well serviced by local facilities.

The property comprises a second floor self contained office suite, situated a minutes walk from Amersham station which has services to London Marylebone by Chiltern Railways and by Metropolitan line underground to Baker Street. Amersham has good links to the M25, M40 and M1 motorways and London Heathrow is approximately half an hours drive distant.

