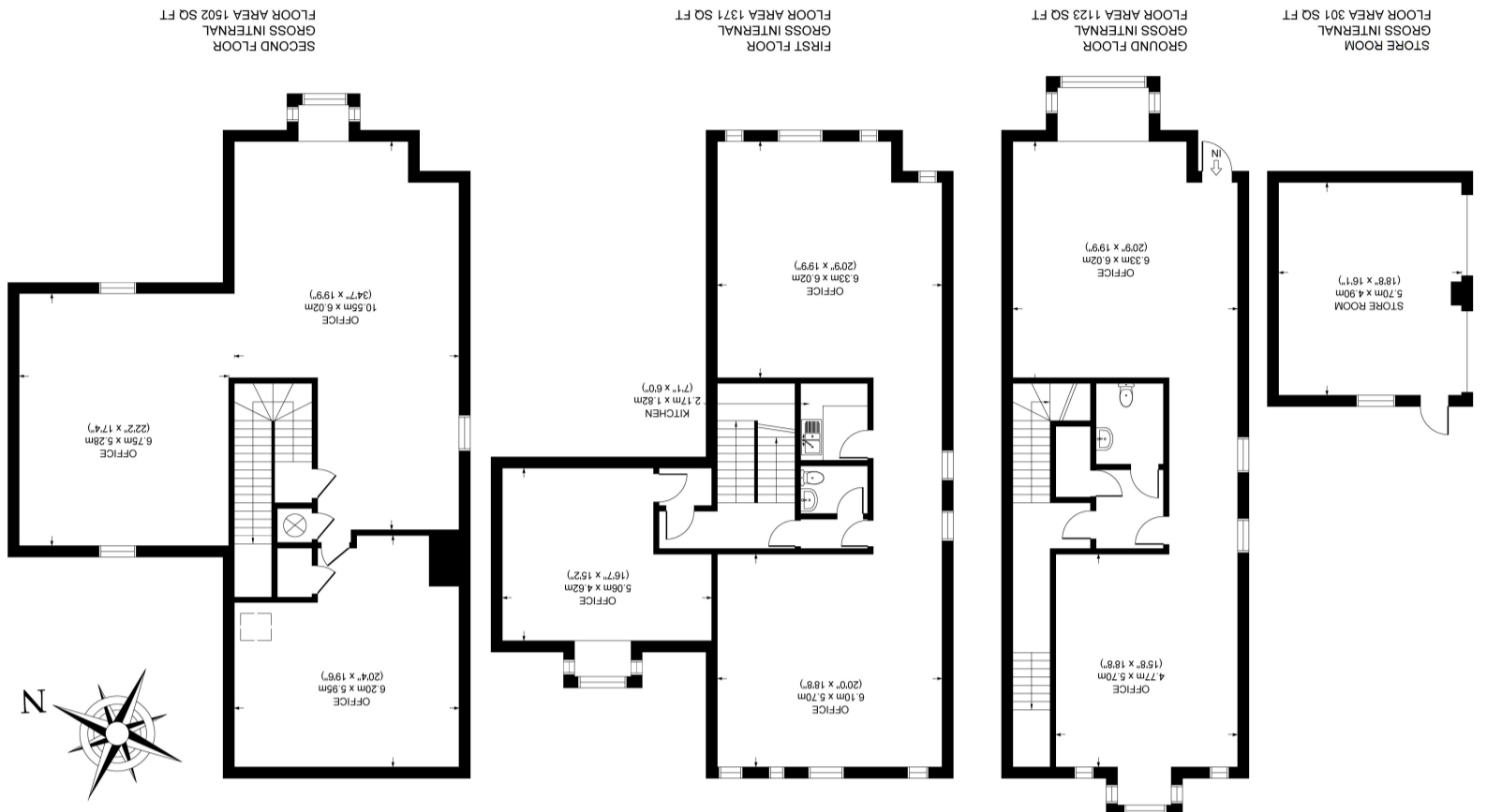


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 4297 SQ FT / 399 SQ M
152 STATION ROAD, AMERSHAM, HP6 5DW



152 Station Road | Amersham | Buckinghamshire | HP6 5DW

P.O.A.

JOHN NASH & CO.

3 SPACIOUS OFFICE SUITES NOW AVAILABLE TO RENT | Versatile Office Space | Convenient Location | Ample Parking



Prominent building on a main road, a minutes walk of Amersham Metropolitan Line Underground Station. Set on three floors and divided into three office suites all with good parking.

The Location

Situated in the heart of Amersham on the Hill, facing the station and within a minute walk of the good shopping centre. Also close to the Council Offices, Police Station, Library and other Community Services. Amersham is a busy Chiltern town having an excellent London train service to both London Baker Street and through to the City as well as a Chiltern Railways diesel service to London Marylebone. There is also good access to the M.25 and M.40 Motorways and through to London Heathrow Airport.



The Property

Built with brick elevations under a pitched and tiled roof, the property has been used as offices for many years. The property has been modernised over the years and now provides extensive accommodation over three floors with gas fired central heating. The accommodation is set out on the floor plan attached. The gross internal floor area amounts to 4297 sqft (399 sqm). The net internal figures are Ground Floor 1123 sqft, First Floor 1371 sqft and Second Floor 1502 sqft.

The current use of the property is Class E of the Town and Country Planning (Use Classes) Order 1987. This use would include medical uses, dentistry and non residential educational and training.

There are twelve parking spaces accessed from the rear of the property.

The Terms

The property is available to let as a whole or in individual floors & provides well fitted centrally heated open space offices with ancillary services. There is basement storage also available to rent.

The Energy Performance Rating is E.

