



First Floor Unit A11 Bell Lane Office Village

Bell Lane, Little Chalfont, Amersham, HP6 6FA

MODERN FIRST FLOOR OFFICE SUITE - FOR SALE

1,380 sq ft
(128.21 sq m)

- Long Leasehold Sale (983 years remaining)
- Office use only - NOT SUITABLE FOR CONVERSION
- Suspended Ceilings with recessed lighting
- Carpeting throughout
- 5 on-site car parking spaces
- 8 person passenger lift

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Summary

Available 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
Service Charge	£6,373.72 per annum Plus VAT
VAT	Applicable
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	C (71)

Description

The property was built approximately 9 years ago by Anglo St James and provides an attractive brick built block of 12 office suites benefiting from comfort cooling, 2 separate WC's, kitchen, Cat 5 computer cabling, carpets, storage cupboards, 5 on-site car parking spaces, 8 person passenger lift, suspended ceiling with recessed lighting. Long Leasehold Sale - Term : 999 years from 29 September 2007 (983 years remaining) at a peppercorn rent. NOT SUITABLE FOR CONVERSION.

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

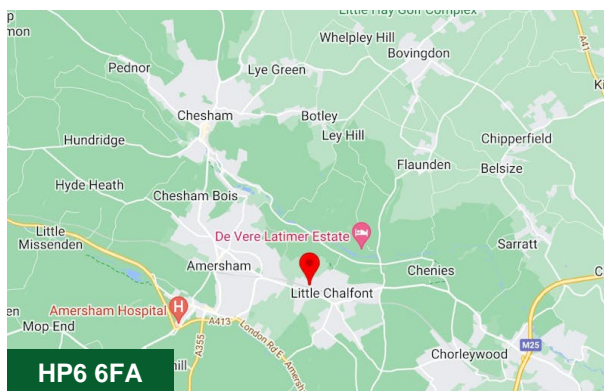
Name	sq ft	sq m	Availability
1st - First Floor Offices	1,380	128.21	Available
Total	1,380	128.21	

Business Rates

£26,750.00

EPC

C71



Viewing & Further Information



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