

**TO LET
INDUSTRIAL**

**GRAHAM
SIBBALD**



**Unit 10, Amersham Business Park ,
Raans Road, Amersham,
Buckinghamshire, HP6 6FB**

- 10m eaves height
- Modern profiled steel cladding
- 19 car spaces
- Full height roller shutter door

LOCATION

The estate is situated off Raans Road in Amersham, within approx 5 miles of the M25 (J18) and 1 mile from the railway station on the Metropolitan Underground & Chiltern overground lines

The estate comprises 15 units built in 2 phases, with unit 10 built just under 10 years ago.



DESCRIPTION

A modern 10m eaves height mid-terrace warehouse. There are currently no offices fitted, but the unit could have offices added easily if required.

ACCOMMODATION

The property provides the following approximate floor areas, measured on a gross internal area basis

Ground	9,405 Sq Ft	873.72 Sq M
Total	9,405 Sq Ft	873.72 Sq M

RATEABLE VALUE

From internet enquiries, we understand the new rateable value from 1 April 2026 will be £123,000 with rates payable in the order of £68,265 for 2026-27

VAT

This property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating 10 – Band A

QUOTING RENT

£160,000 Per Annum

TENURE

To let on a new FR&I lease for a term to be agreed subject to regular rent reviews, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

LEGAL COSTS

Each party is to be responsible for their own legal costs.

To arrange a viewing please contact:



IAN ARCHER

Director

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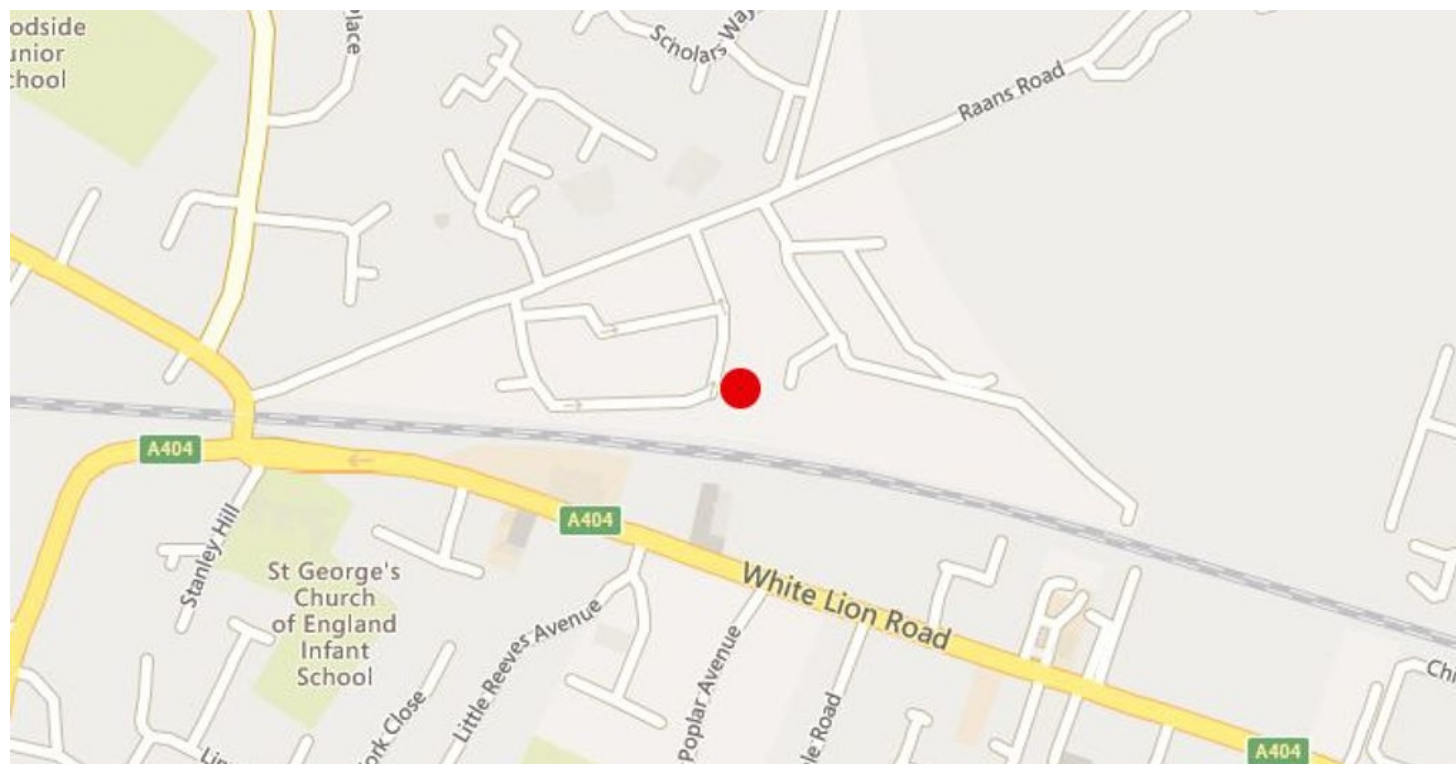


CONNOR HARRINGTON

Commercial Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.