

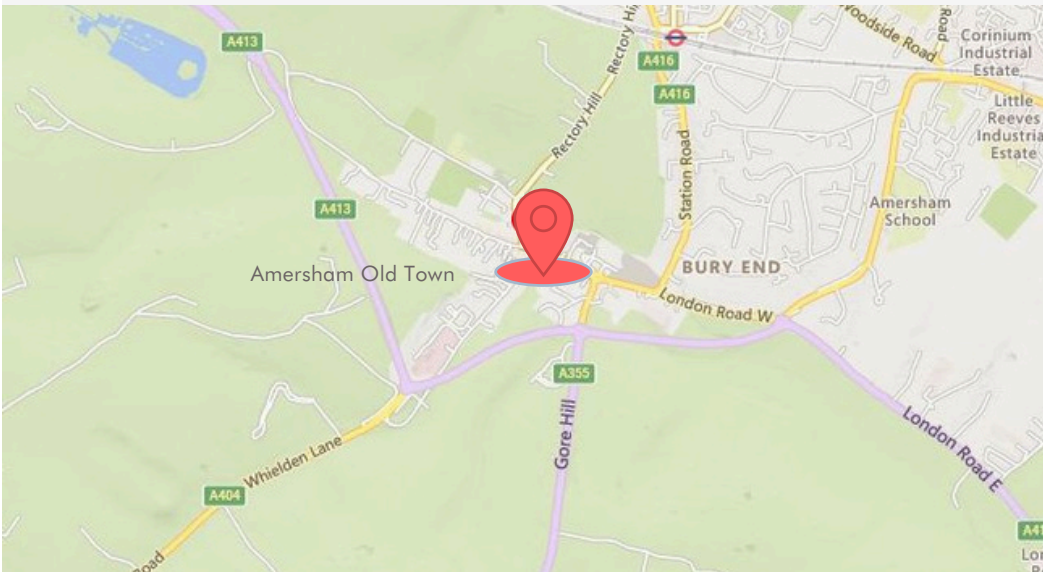
Eaton Mews | Badminton Court |
Church Street | Amersham |
HP7 0DD

High Quality Self Contained Office |
To Let | 2,611 Sq.ft (242.82 Sq.m)



Key features

- Parking for 9 cars
- Good natural light
- Gas fired central heating & part air conditioned
- Private WC & kitchen facilities
- 1 mile to underground / Chiltern line
- Adjacent to attractive & extensive retail / leisure amenities
- In period setting
- Self-contained (may let in part)



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Description

A new refurbished self-contained office property on three floors offering attractive open plan accommodation within the high quality, sought after Badminton Court development.

Nine car parking spaces.

Location

Situated just off The Broadway in Amersham Old Town with access to a range of leisure options, including The Artichoke (Michelin Star) and extensive retail facilities from Gershon & Sons cheese shop to the large scale Tesco Superstore.

Three motorway junctions are located within around 6 miles (M25 (J17 or J18)) and M40 (J2) whilst Amersham Station (Metropolitan Underground and Chiltern Main Line to London) is 0.7 miles distance (19 minutes' walk).

Tenure

The property is available to be let for a term to be agreed.

Rent

£79,000 per annum exclusive.

EPC

The property has an EPC rating of C 72. Further details available on request.

Accommodation

GF reception & offices		895 Sq.ft		83.22 Sq.m
First floor offices		958 Sq.ft		89.00 Sq.m
Second floor offices		758 Sq.ft		70.60 Sq.m
Total	 	2,611 Sq.ft	 	242.82 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the current Rating List of £41,000. The rates payable will be in the region of £21,000 per annum.

For confirmation of rates payable, please contact Chiltern District Council on 01494 732077.

Additional information, including an estimate of the rates payable and any applicable reliefs, can be found on the VOA website.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is understood to be registered for VAT.

For viewings contact

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