TO LET
INDUSTRIAL

GRAHAM SIBBALD



Unit 10, Amersham Commercial Park, Raans Road, Amersham, Buckinghamshire, HP6 6FT

- 9,405 sq.ft high eaves height warehouse
- Modern profiled steel cladding with full height loading door
- 19 car spaces.
- Within 5 miles of the M1 (J18)

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-terraced warehouse. There are currently no offices fitted, but the unit could have offices added easily at extra cost.

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 is £123,000 with rates payable in the order of £68,265 for 2026-27

AMENITIES
Parking

Full height loading door.

3 phase power

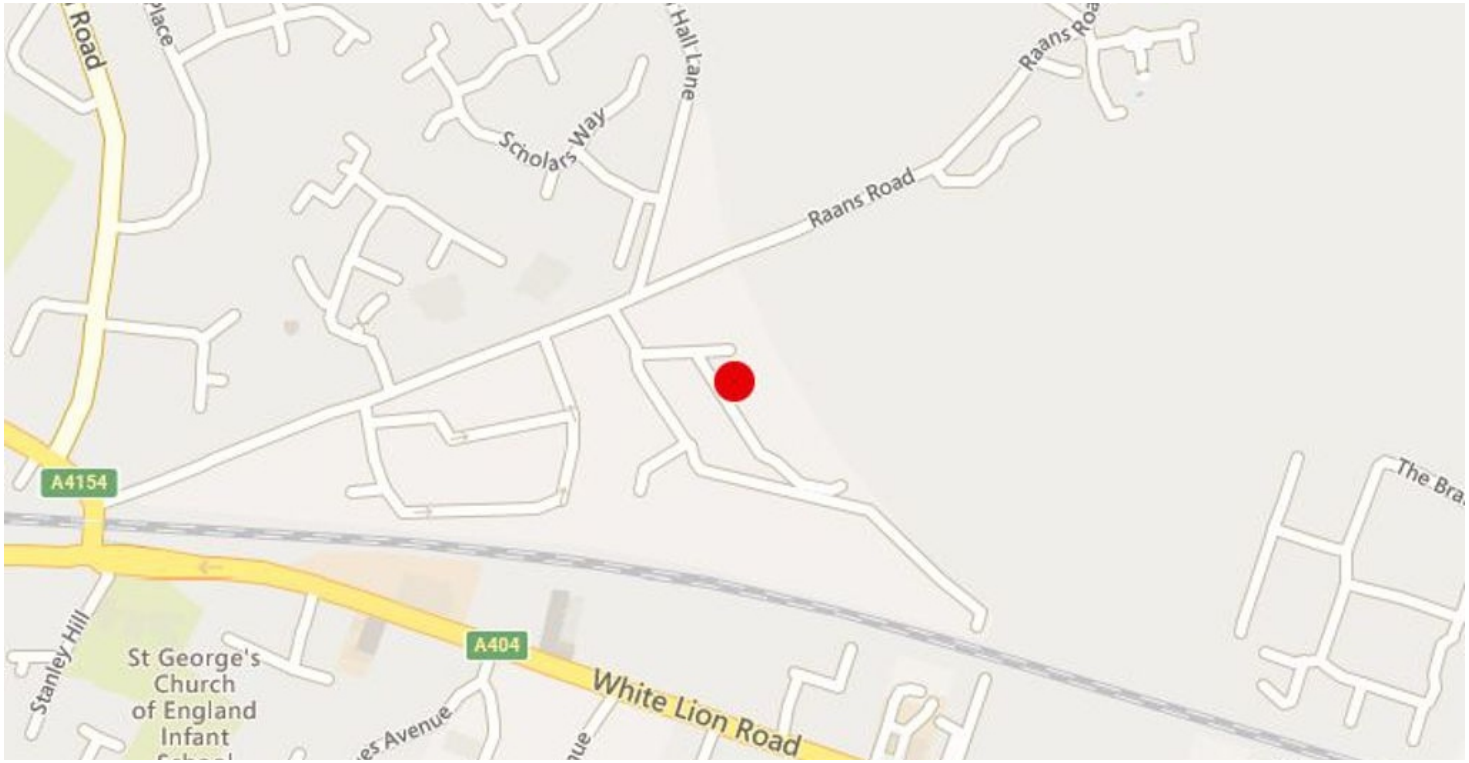
VAT
This property is subject to VAT in addition.

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
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CONNOR HARRINGTON
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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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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.