

To Let

Class B8 Open Storage: 5-7 Reed Industrial Estate

Amersham, HP6 6HJ

22,500 SQ FT (2,090.3 SQ M)

Key Points:

- Class B8 Open Storage Land
- Taken as a Whole or Split into Two Plots
- Securely fenced & gated
- Power/Water Supplies
- Walking distance to Amersham Underground (Metropolitan Line) & Amersham High Street

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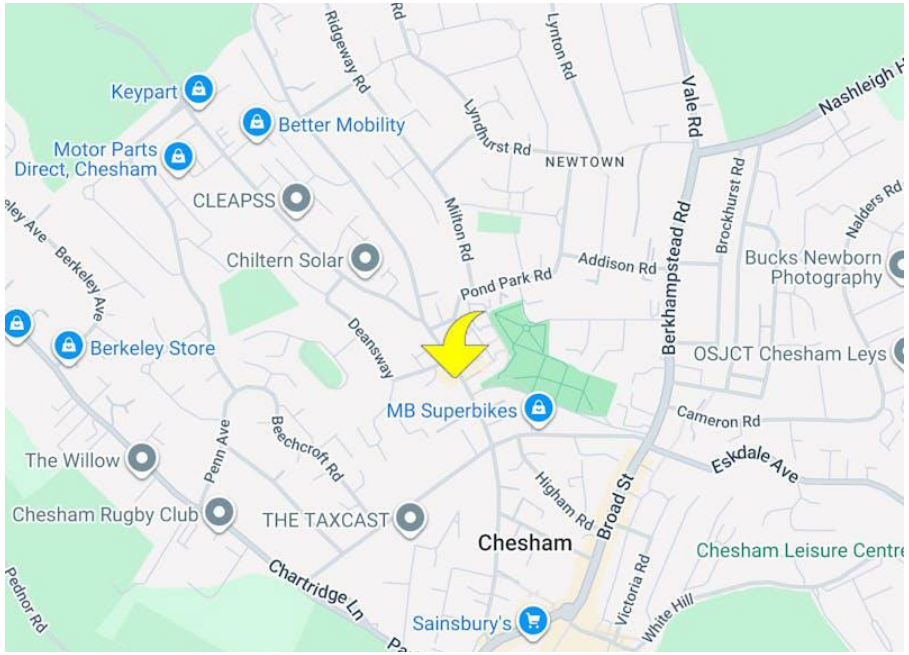
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Description

A fully secured storage yard of circa 0.45 acres to be sold with vacant possession and sold as seen. The yard benefits from multiple access routes, power and water. The site can be taken as a whole or potentially split into two plots.

Location

The site is situated on Plantation Road with Amersham High Street a short walking distance away with Amersham Underground Station providing excellent access into London via the Metropolitan Line. The A40 & M40 are situated within 7 miles south of the property allowing access to the surrounding motorway networks such as the M25,
M4, M1 and a direct link into Central London. The area is supported by numerous bus routes.



Tenure

The property is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.

Energy Performance Rating

To be assessed

Hours of Use

No activity outside the hours of 0700 and 2300 on Monday to Friday, and outside of the hours of 0800 and 2100 on weekends and public holidays

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

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

VAT

All prices and other costs quoted exclusive of VAT.

Planning

Full planning consent for a change of use of the site for storage (Use Class B8),
alongside parking, fencing and associated works.

Planning Reference: PL/25/1486/FA


ACCESS
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INDICATIVE OUTLINE







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