FOR SALE

Jaggard Macland



GRIMSDELLS COURT
GRIMSDELLS LANE
AMERSHAM
HP6 6HE

FREEHOLD OFFICE WITH STORAGE AND PARKING

- £495,000
- Car Parking
- Ground Floor Storage
- Air Conditioning

LOCATION

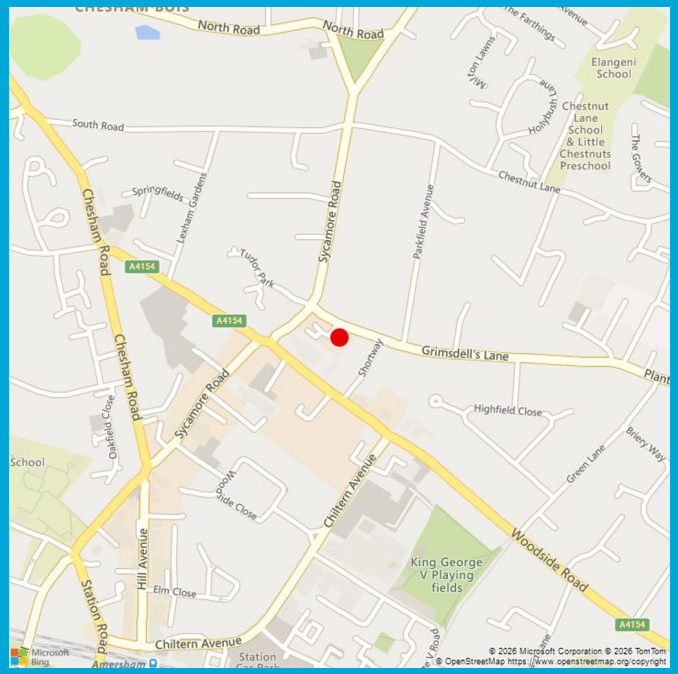
The subject property is located just off Grimsdells Lane on the edge of Amersham town centre.

Amersham is a town located in the county of Buckinghamshire in England and situated in the Chiltern Hills, an area of outstanding natural beauty and lies approximately twenty-seven miles northwest of Central London. Amersham train station offers train services to London Marylebone on the Chiltern line and also services on the London Underground Metropolitan line to the City of London. The M40 motorway is approximately six miles south at Junction 2 and the M25 five and a half miles east providing access at Junction 18.

DESCRIPTION

The subject property comprises two storeys with a ground floor storage unit with a meeting room, and a w/c and a first floor office accommodation with w/c. There is also on site car parking to the front and further parking to rear of the property.

We understand that the building is opted for VAT.



ACCOMMODATION

Our understanding is that the offices fall under Use Class E.

Gross Internal Area including storage:

Ground Floor	869 Sq Ft	80.73 Sq M
First Floor	926 Sq Ft	86.03 Sq M
Total	1,795 Sq Ft	166.76 Sq M

TENURE

Freehold subject to tenancy - Whole building leased to Phoenix Water Technologies Limited until 23 January 2029.

TERMS

Each party to bear their own legal costs.

EPC

D (89)

VIEWINGS



Zac Murdoch
07939364874
zm@jaggardmacland.co.uk

Important Notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract.





