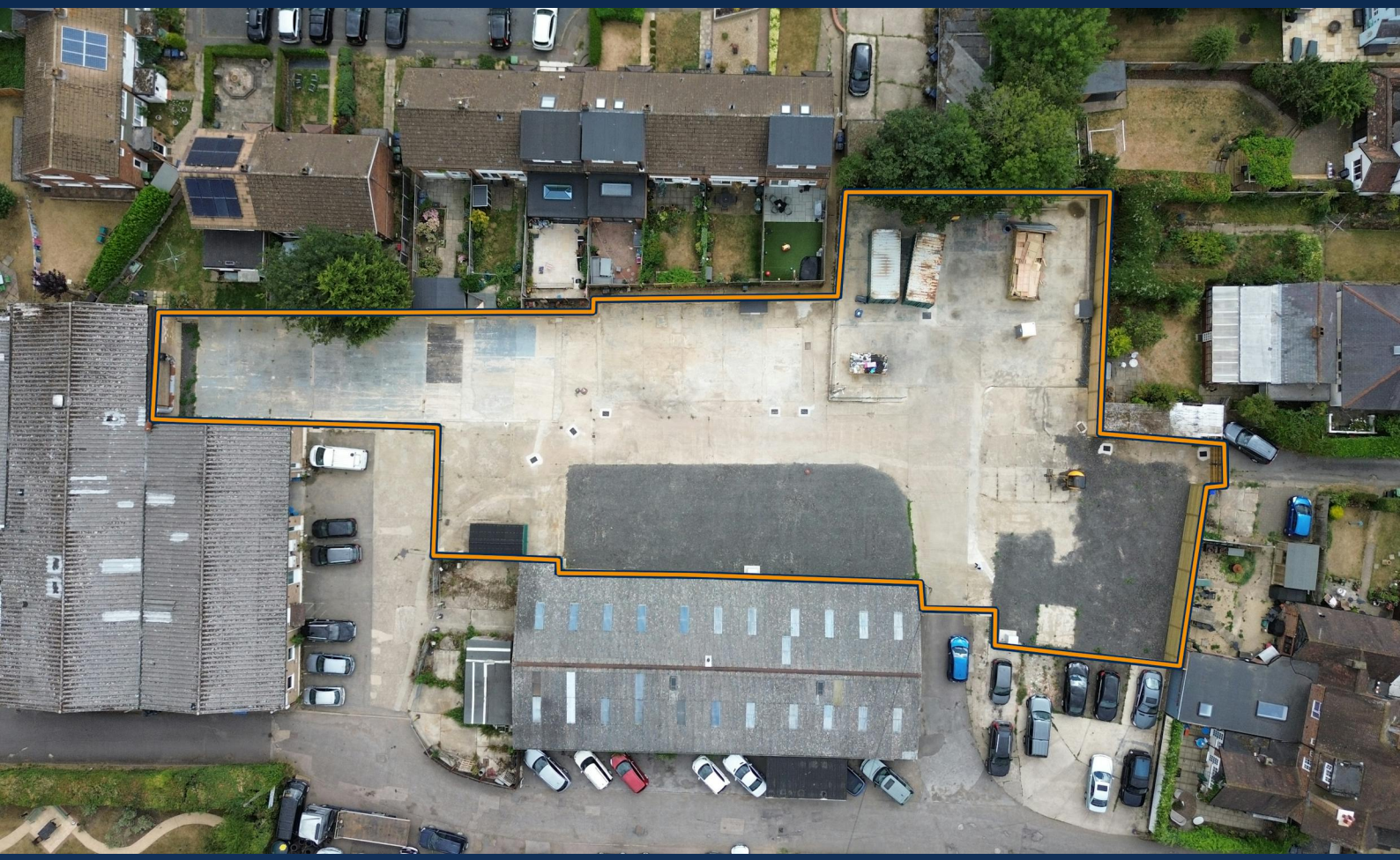
david charles
property consultants

TO LET



5-7 Reed Industrial Estate

Plantation Road, Amersham, HP6 6HJ

Concrete Open Storage Yard Available To Let In Amersham

3,303 to 14,220 sq ft

(306.86 to 1,321.08 sq m)

- 3,303 - 14,220 SQFT
- Available in Part or in its Entirety
- B8 Open Storage Use
- Securely Fenced & Gated
- Multiple Access Points
- Water
- Power
- Walking distance to Amersham UG Station (0.6 Miles)

5-7 Reed Industrial Estate, Plantation Road, Amersham, HP6 6HJ

Summary

Available Size	3,303 to 14,220 sq ft
Rent	£8 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

A secure commercial open storage facility comprising a fully fenced yard with a durable hardstanding surface, benefiting from on-site water and electricity supplies. The site is available to let either as a whole or divided into four individual compounds, providing flexible outdoor storage accommodation to suit a wide range of commercial occupiers and business uses.

Location

The property occupies a highly accessible position on Plantation Road, within a short walking distance of Amersham High Street and Amersham Underground Station. The station provides excellent connectivity to Central London via the Metropolitan Line, making the location well suited for both occupiers and visitors.

Strategically positioned, the property benefits from convenient access to the A40 and M40, both located approximately 7 miles to the south. These key arterial routes provide efficient connections to the wider motorway network, including the M25, M4 and M1, as well as direct access into Central London, enhancing regional and national accessibility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - 1	3,303	306.86	Available
Outdoor - 2	4,904	455.60	Available
Outdoor - 3	6,013	558.63	Available
Total	**14,220**	**1,321.09**	

Terms

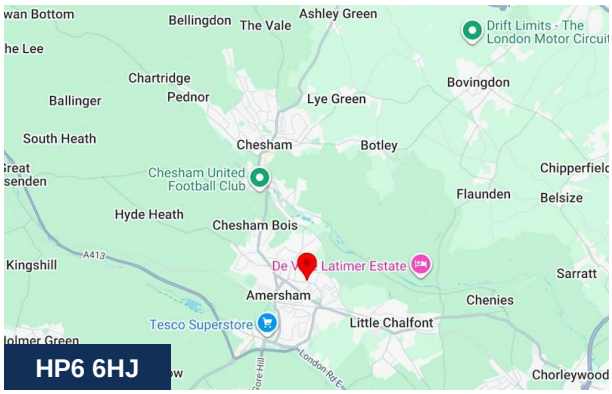
The compounds are available by way of a 28-day rolling license.

Hours of Use

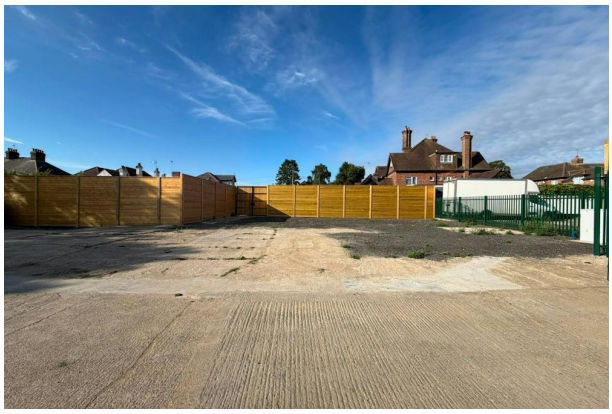
There shall be no activity on the site outside the hours of 07:00 to 23:00 on Mondays to Fridays, or outside the hours of 08:00 to 21:00 on Saturdays, Sundays, and public holidays.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



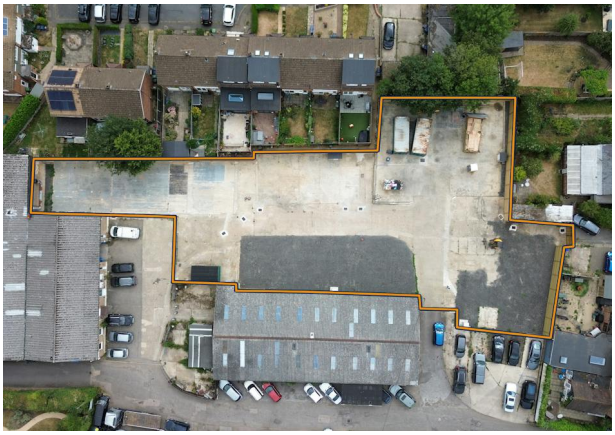




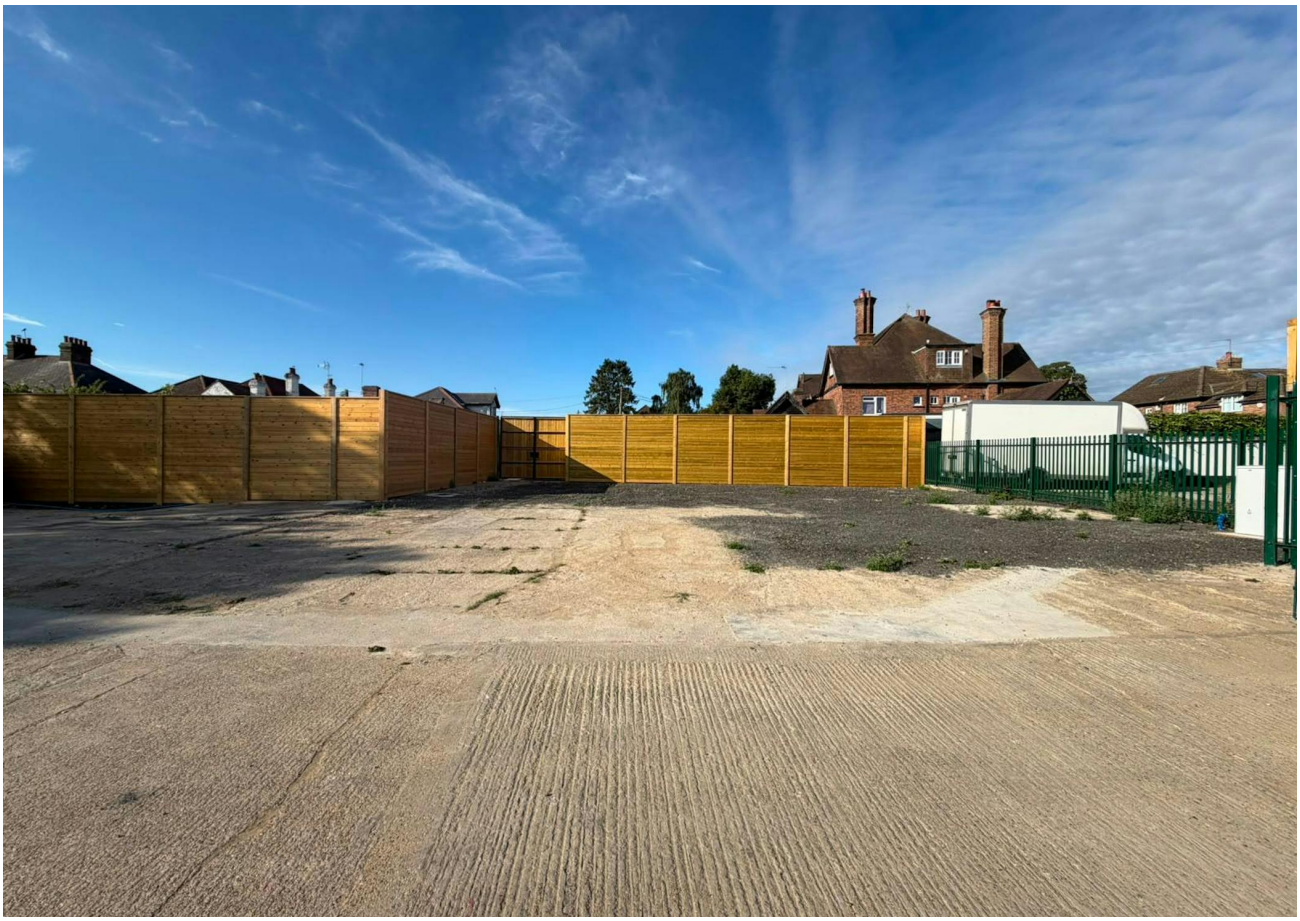
Viewing & Further Information

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