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PROPERTY PARTICULARS

Preliminary Particulars

Serviced Office Space Situated within the Heart of Old Amersham

**Suite 1.01D
St Mary's Court
The Broadway, Old Amersham,
Bucks HP7 0UT**



TO LET

312.15 SQ.FT. (29 SQ.M.) Approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan Bailey Kennedy LLP. Finance Act 1989 – unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

St Mary's Court is situated in the heart of Old Amersham, a picturesque and historic village located in the Chiltern Hills. The offices are within close proximity of essential services, local amenities, boutique independent shops, and an abundance of cafes, bars and restaurants.

Amersham mainline train station is a 20-minute walk or a short drive away providing services to London (Baker Street or Marylebone) taking approximately 35 minutes. Road communications are excellent and provides easy access to the M40 (Junction 2) and M25 (Junction 18) motorways, with Heathrow Airport being approximately 22 miles away.



DESCRIPTION

St Mary's Court provides a relaxing work environment in a bright and spacious business centre with plenty of natural light and amenities like disabled facilities, parking, and a professional support team.

Suite 1.01D is an 11 workstation office and has the benefit of a balcony.



ACCOMMODATION (Approximate Net Internal Area)

Suite 1.01D - 312.15 sq.ft. (29 sq.m)

TERMS

Flexible terms available, giving you the freedom to grow at your own pace without long-term commitments.

RENT

Upon application.

ENERGY PERFORMANCE RATING: C - 57.

VIEWING

For further information or to arrange a viewing, please contact:-

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