Duncan Bailey Kennedy
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Commercial Property Consultants
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PROPERTY PARTICULARS

Preliminary Particulars

UNIQUE OPPORTUNITY

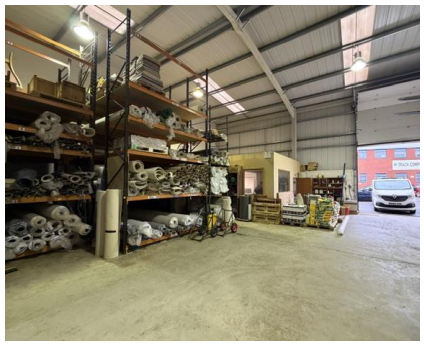
FULL HEIGHT WAREHOUSE

Unit 4, Corinium Business Centre
Raans Road, Amersham
Bucks HP6 6FB









2,082 Sq Ft (193.46 Sq M) Approx. Gross Internal Area

FOR SALE FREEHOLD

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. 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
The premises forms part of the Corinium Business Centre, situated off Raans Road, the main commercial and industrial area of the town, being about a mile from the town centre. Amesham enjoys good access to the major road network via the A404. The M25 (4 miles) and Central London, Watford, Hemel Hempstead, High Wycombe, etc. are easily reached.

DESCRIPTION
A modern mid-terraced business unit with warehouse/production space on the ground floor, with offices, kitchen and WC facilities.

ACCOMMODATION (Areas are approximate Gross Internal)

Ground Floor
Warehouse, two offices, kitchenette, WC **2.092 sq.ft. (193.46 sq.m)**

AMENITIES
- Eaves height 6.7m
- Apex Height 7.2 m
- 4 Allocated parking spaces plus loading bay
- Roller shutter loading door
- Double glazed window units
- 3 Phase power

PRICE
£595,000 for the freehold interest with vacant possession (subject to contract), plus VAT.

SERVICE CHARGE
There is an estate charge to cover the costs of common parts maintenance.

RATES
The Valuation Office website indicates a rateable value from 1st April 2026 of £31,000. Rate in the £ for 2026/7 is 43.2p.

ENERGY PERFORMANCE RATING
To be confirmed.

VIEWING – Strictly by appointment with Sole Agents:

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