



## First Floor Offices

B2 Bell Lane Office Village, Amersham, HP6 6FA

### FIRST FLOOR MODERN OFFICES

**1,610 sq ft**  
(149.57 sq m)

- Mix of open plan and private offices
- Comfort cooling
- Raised floors with floor boxes
- Suspended ceilings with recessed Cat2 lighting
- Fully carpeted
- Kitchen
- Shared Male & Female WCs

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## Summary

<b>Available Size</b>	1,610 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£8.10 per sq ft
<b>Service Charge</b>	£1,610 per annum equates to £1 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (116)

## Description

First floor office suite within this 2-storey modern building benefitting from open plan and private offices, and kitchen. Comfort cooling, central heating, raised floors, suspended ceilings with recessed Cat2 lighting. Fully carpeted. Shared WC facilities in common parts.

5 on-site car parking spaces. Available on terms to be agreed.

## Location

Bell Lane Office Village is located in Little Chalfont with easy access to Amersham via the White Lion Road. Little Chalfont, in south east Buckinghamshire is one of a group of villages known collectively as The Chalfonts which also comprises Chalfont St Giles and Chalfont St Peter.

Communications in Little Chalfont are excellent with junction 18 of the M25 available at Chorleywood, junction 2 of the M40 at Beaconsfield within a 10 minute drive and the Chalfont & Latimer and Amersham railway stations provide fast and regular services into London Marylebone/Baker Street and to Aylesbury and beyond. Amersham is easily accessible, being just under 3 miles from the property.

## Accommodation

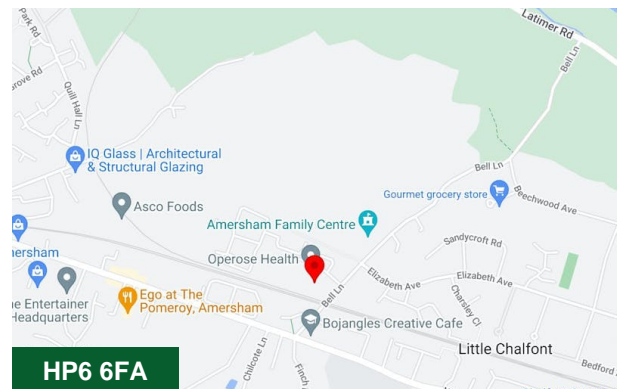
Name	sq ft	sq m	Availability
1st	1,610	149.57	Available
<b>Total</b>	<b>1,610</b>	<b>149.57</b>	

## Terms

The property is available to let on a new lease direct from the landlord who occupies the ground floor. A service charge will be payable to cover the maintenance of the fire and security alarm, utilities and cleaning.

## Business Rates

The first floor tenant will pay 50% of the business rates for the whole building which equates to approx £8.10 psf per annum.

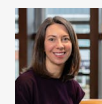


## Viewing & Further Information



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