



Offices

Shardeloes Farm, Cherry Lane, Amersham, HP7 0QF

*****RENT
REDUCTION***
OPEN PLAN
OFFICE SPACE**

2,469 sq ft
(229.38 sq m)

- **UNIQUE OFFICE SPACE ON WORKING FARM/EQUESTRIAN CENTRE**
- **First Floor open plan offices with meeting rooms and board room**
- **Own entrance**
- **Shared fitted kitchen**
- **On site car parking**
- **Security Gates**

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Summary

Available Size	2,469 sq ft
Rent	£50,000 per annum Plus VAT
VAT	Applicable. VAT is payable on the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

RENT REDUCTION

UNIQUE OFFICE SPACE ON WORKING FARM/EQUESTRIAN CENTRE

The property provides first floor offices in a unique location with unrivalled views over the local countryside, just 5 minutes drive of Amersham old town. Comprising main office area, with storage, boardroom, meeting rooms, shared kitchen and WC accommodation.

On site car parking, including electric car charging.

Services included - Fibre optic broadband - Wi Fi, gas fired central heating, part air-conditioning. Electricity is the responsibility of the tenant.

Location

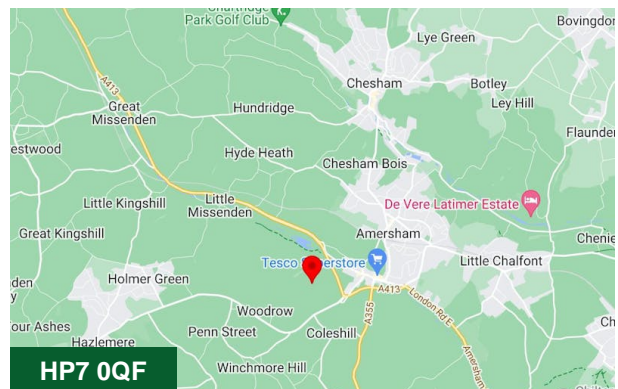
Shardeloes is located in 550 acres of countryside in AONB, approximately 1 mile west of Amersham. Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

Terms

New lease available on flexible terms direct from the Landlord.

Money Laundering Regulations / Identity Checks

Money Laundering and Identity Checks will be carried out on all tenants and proof of identity documents will be required.



Viewing & Further Information



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