



5 Chalfont Court, Hill Avenue, Amersham, HP6 5BD

**To Let | 1,305 to 3,974 sq ft**

OFFICE SUITE WITH PARKING IN TOWN CENTRE



**5 Chalfont Court, Hill Avenue,  
Amersham, HP6 5BD**

## TO LET

### Summary

- Size: 1,305 to 3,974 sq ft
- Rent: £25 per sq ft Plus Service Charge, insurance and VAT
- Rates payable: see table below
- EPC: C (59)

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



Joanna Kearvell  
07887 793030  
jk@chandlergarvey.com



Neave DaSilva  
07827 908926  
nds@chandlergarvey.com



### Description

The property comprises an air conditioned three-storey office building with on-site parking in Amersham town centre. It is directly opposite the station (British Rail and London Underground).

The ground floor accommodation is available the building is secure with a coded door entry system. The office suite benefits an open plan area, kitchen and reception area. The main office provides predominantly open plan office, with an individual partitioned offices. It has the benefit of raised floors, air-conditioning, carpets and a kitchen/breakout room.

Car parking spaces available, the car park is secure with a coded electrically operated gate.

### Location

Amersham is an attractive town benefitting 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.



Chalfont Court is located in a prominent position in the heart of Amersham with an excellent variety of local amenities. Amersham train station is opposite, from which central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

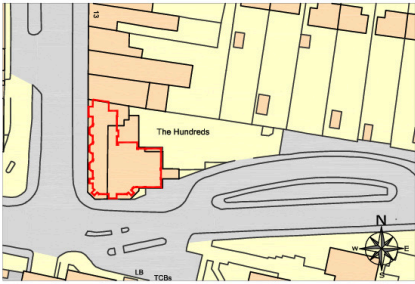
Amersham boasts several excellent schools, including Ofsted outstanding rated primary, secondary and grammar schools. The characterful old town benefits from a large supermarket (Tesco) with petrol filling station, a good number of boutique shops, pubs, bars and restaurants. The new town has new leisure facilities, including a swimming pool, with a Tesco local opposite the property, with national retailers, coffee shops, bars and restaurants all in close proximity.

### Accommodation

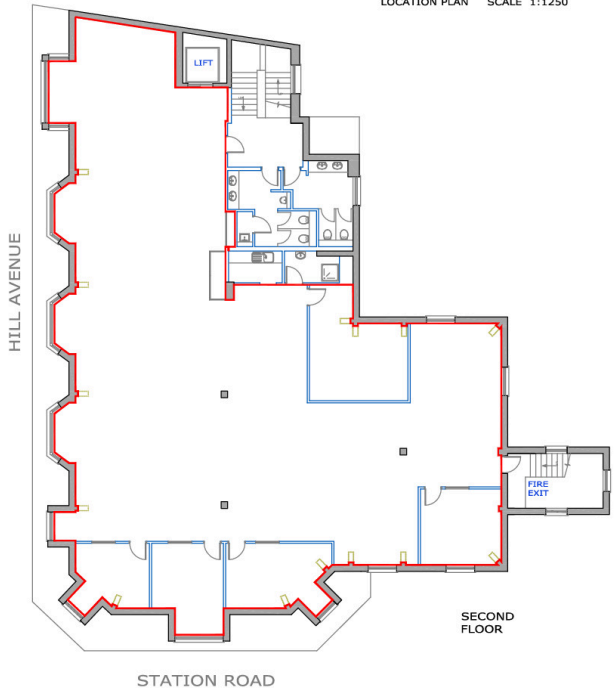
The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Availability
Ground	1,305	£32,238 /annum	£14,346.25 /annum	£12.53 /sq ft	Available
2nd	3,974	£99,350	£31,080	£12.53	Under

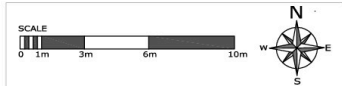
# Floor plan



LOCATION PLAN SCALE 1:1250



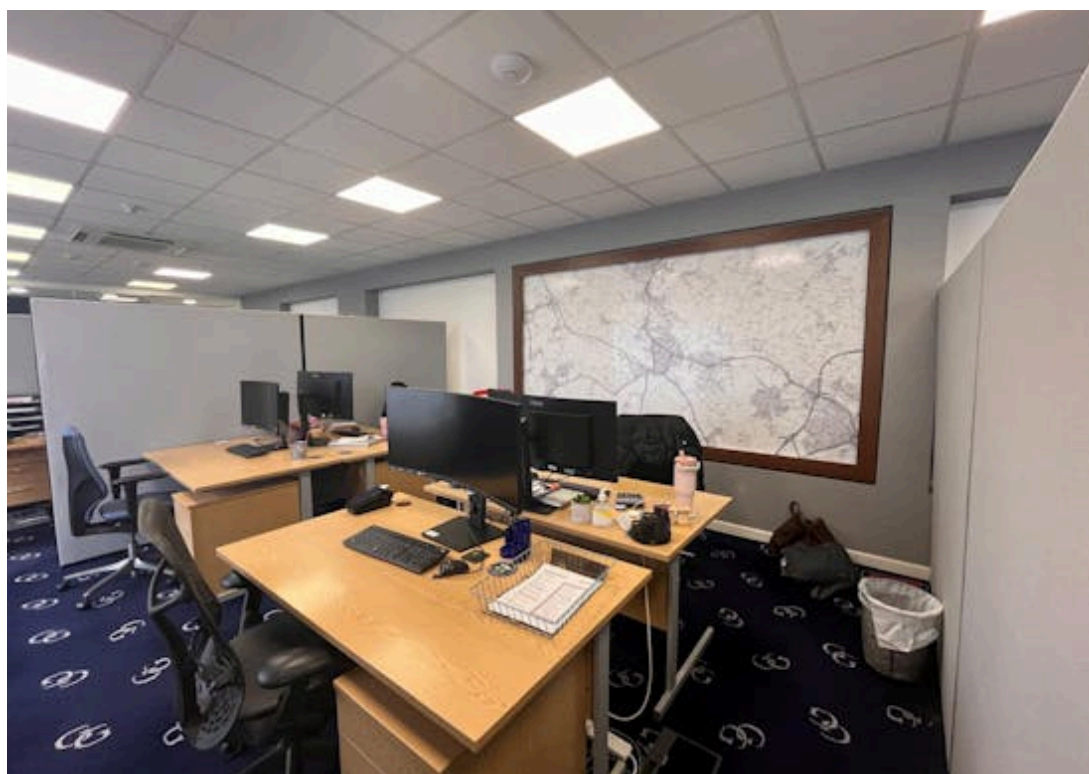
PLEASE NOTE: THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'



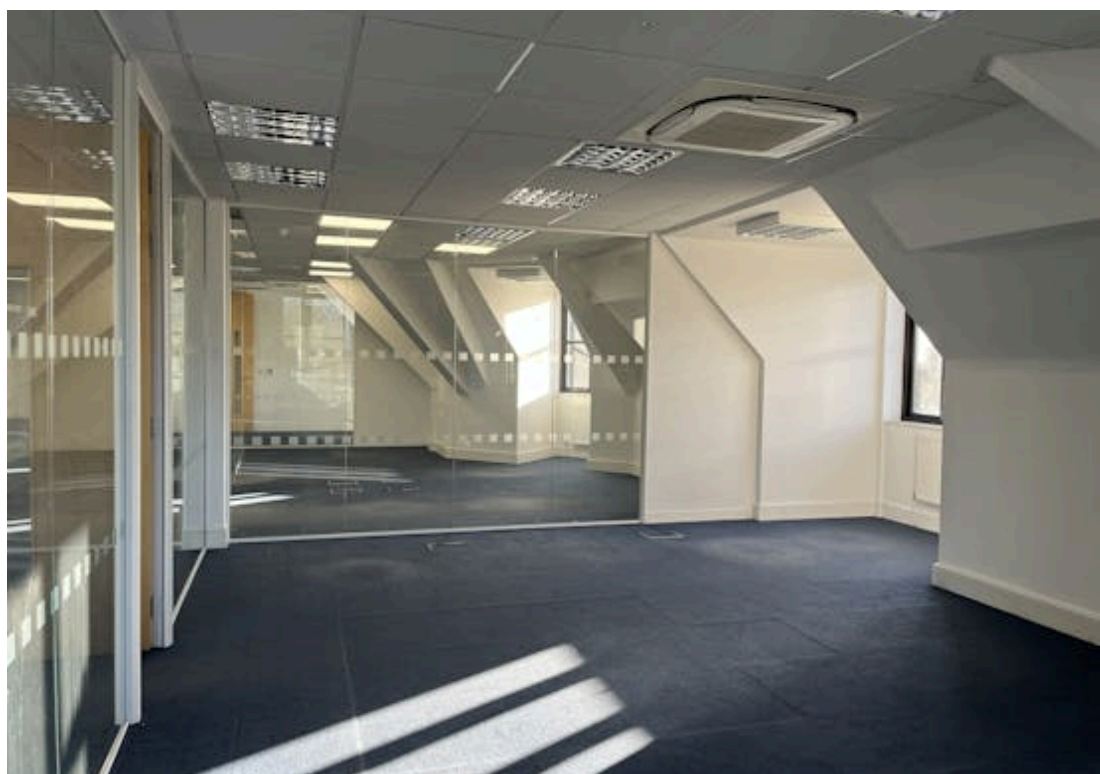
drawing address CHALFONT COURT, HILL AVENUE, AMERSHAM HP6 5BB	location/details SECOND FLOOR LEASE PLAN	date 18/03/13	scale 1/200
		dwg. no. PP2106-04	sheet A4





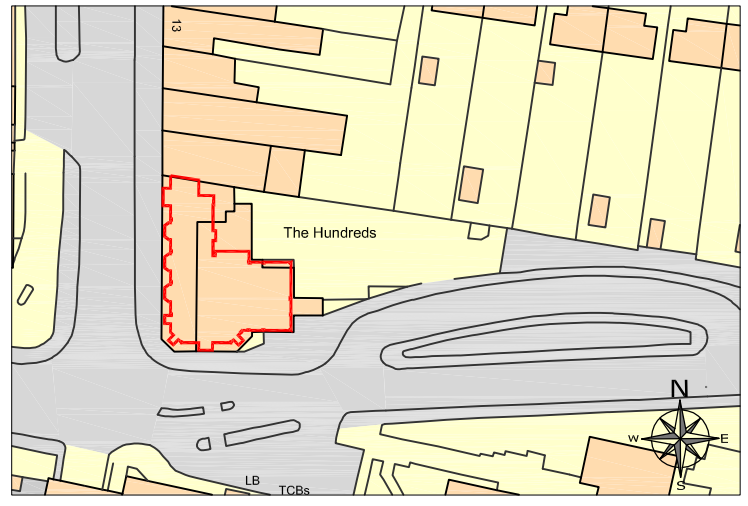




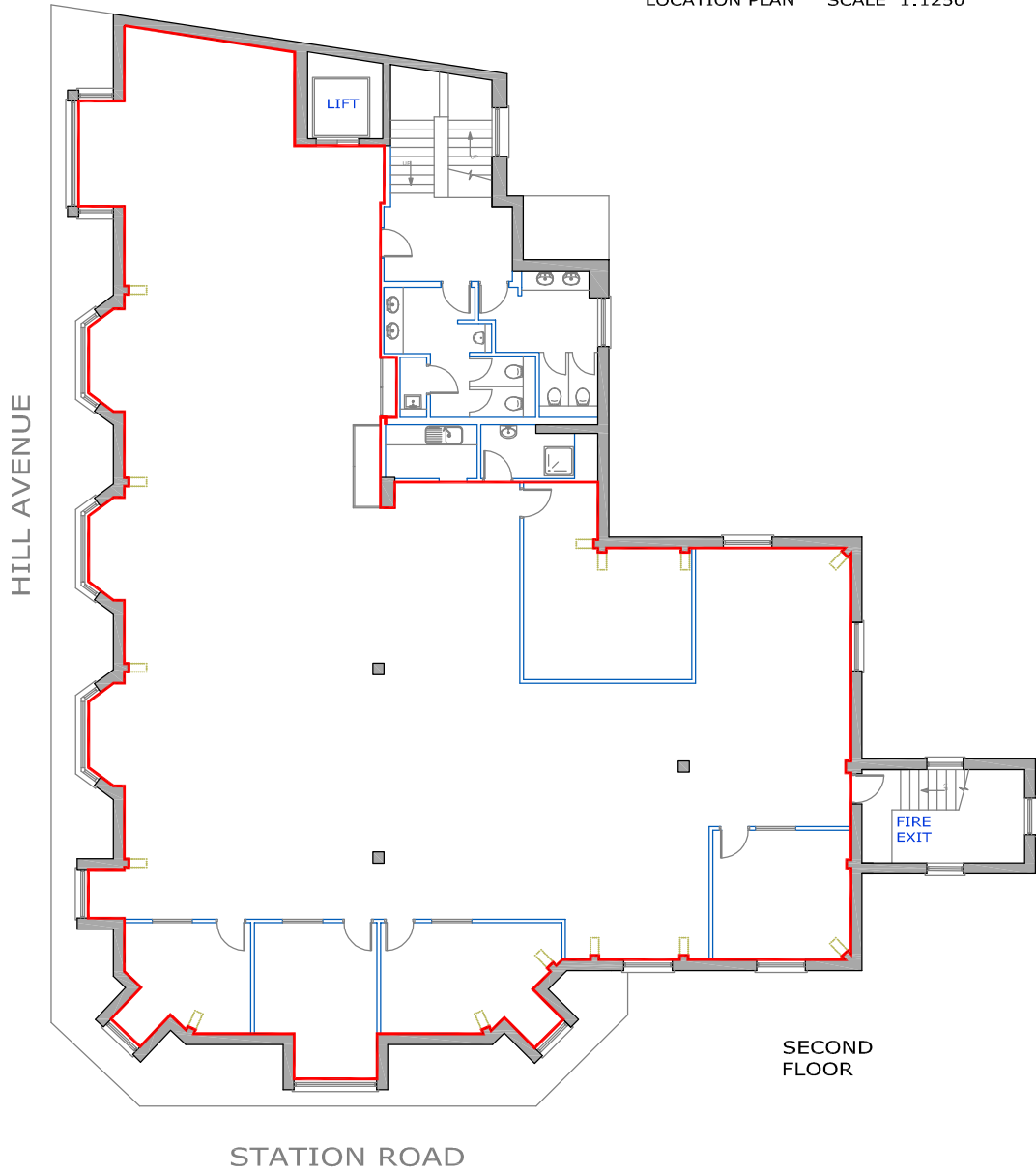




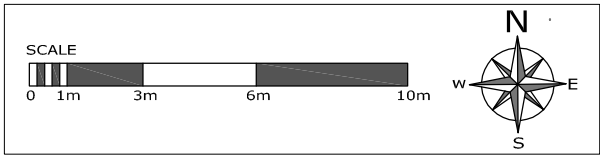
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LOCATION PLAN SCALE 1:1250



SECOND FLOOR



drawing address CHALFONT COURT, HILL AVENUE, AMERSHAM HP6 5BB	location/details SECOND FLOOR LEASE PLAN	date 18/03/13	scale 1/200
		dwg. no. PP2186-04	sheet A4

