



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FLEXIBLE OFFICES WITH PARKING

192sf(18sm)

TO LET

31 Bois Lane, Chesham Bois,
Amersham, Bucks HP6 6BT

- Parking.
- Shared Kitchen and WC facilities.
- Air conditioning.
- LED lighting.

LOCATION

The property is located in Chesham Bois, ¼ of a mile from Sycamore Road, Amersham new town's main shopping area including a mix of supermarkets, cafes and local shops.

The new town is an established business location with good road and rail links. A combined London Underground (Metropolitan Line) and Chiltern Mainline railway station provides regular direct service to central London (from 32 minutes) to the south and Aylesbury (from 21 minutes) to the north. The M25 (J18) and M40 (J2) are also within easy reach.

What3Words Location: [///senses.rank.jumped](https://www.what3words.com/#!/en/senses.rank.jumped)





DESCRIPTION

The building provides two individual offices on the first floor, and shared kitchen and wc facilities on the ground.

ACCOMMODATION

ROOM	SIZE
Room 2	106sf (10sm)
Room 3	86sf (8sm)

* Rent includes electricity, water, common part and external maintenance/repairs, but excludes cleaning of the office, business rates and phone bills. We are informed VAT is not currently payable in respect of the rent. The tenants are also expected to make their own waste disposal arrangements.

RENT

£7,250 per annum.

EPC RATING – C(58)

BUSINESS RATES - Qualifying “small businesses” are likely to have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
Nick Ball 01494 683644 nick@pmcd.co.uk

February 2026



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**PHILIP MARSH
COLLINS DEUNG**



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