



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



MODERN OFFICE BUILDING

3,215sf (299sm)

FOR SALE

Unit 3 Bell Lane Office Village, Little Chalfont, Amersham, Bucks HP6 6FA

LOCATION

Bell Lane office Village is close to the junction of Bell Lane and the main White Lion Road (A404).

Little Chalfont village centre is approximately ½ mile to the east with Amersham New Town with its wide range of banking and leisure facilities, approx. 1½ miles to the west.

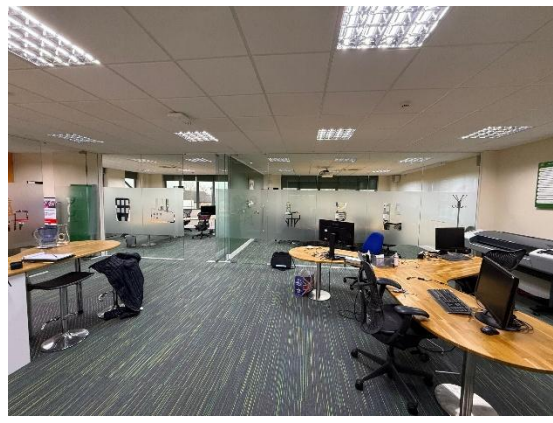
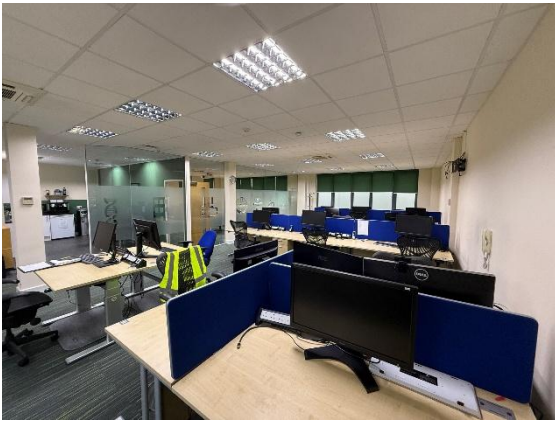
Both the Metropolitan Line of the London Underground, and the main overground Chiltern Line are available at Amersham and Chalfont and Latimer Stations in Amersham and Little Chalfont respectively.

Junctions 18 of the M25 and 2 of the M40 are approx. 6 miles away.

What3Words Location: [///stages.sport.areas](https://www.what3words.com/#!/stages.sport.areas)

- Air conditioning.
- 15 private car spaces.
- Raised floors.
- Kitchen/Break out on both floors. Shower room on first floor.
- Currently well fitted out with a range of full height partitioning.





DESCRIPTION

The building is prominently situated at the entrance to the estate, and provides modern accommodation over 2 floors. The offices are structurally open plan, currently arranged as a general office with kitchen/break out area, training room and meeting room on the ground floor, and a general office with kitchen/break out area, shower, board room and meeting room on the first floor.

The building is to be sold with the benefit of the high quality fit out and networking etc.

15 designated car spaces are also included in the sale.

ACCOMMODATION

Ground Floor	1,619sf (150sm)
First Floor	1,596sf (149sm)

TENURE

The property is held by way of a 999 year lease from September 2007.

An estate service charge applies in respect of the external areas.

PRICE

Offers are invited in excess of £1,000,000. We are informed VAT is applicable to the purchase price.

EPC RATING – B(29)

BUSINESS RATES – According to the 2023 Rating List, the property has a Rateable Value of £57,000. Confirmation of this, and the rates payable, should be sought from the billing authority, Buckinghamshire Council, Tel: 0300 131 6000.

VIEWING – Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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March 2025



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**PHILIP MARSH
COLLINS DEUNG**



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