



Rose House

Bell Lane Office Village, Amersham, HP6 6FA

MODERN OFFICE SPACE - AMERSHAM

5,388 to 10,776 sq ft
(500.56 to 1,001.12 sq m)

- Full access raised floors
- Suspended ceilings with recessed lighting
- Carpeting throughout
- Air conditioning
- Kitchenette
- Male & Female WC accommodation
- Lower level car park

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Summary

Available Size	5,388 to 10,776 sq ft
Rates Payable	£41,223 per annum 2023
Rateable Value	£75,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

ROSE HOUSE, BELL LANE, AMERSHAM, is a detached modern office building in a business park setting with excellent parking. The offices provide the opportunity for an occupier to lease good quality, partially fitted accommodation ready for occupation. The available offices cover the entire ground floor, providing a mixture of open plan work areas, meeting rooms, kitchens and breakout areas. Furniture is not included.

Location

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.

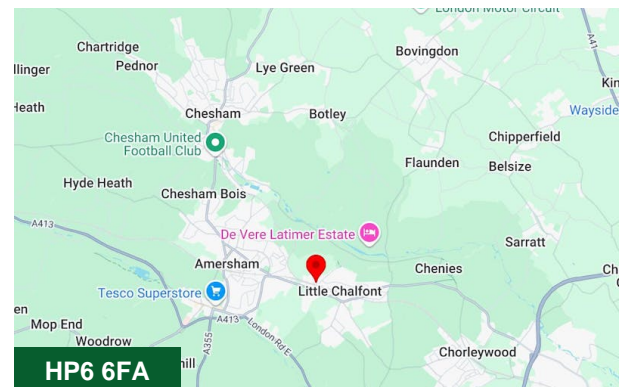
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,388	500.56	Available
Total	5,388	500.56	

Terms

A new lease is available on either a floor or whole building, alternatively an assignment of the remaining lease until December 2026 subject to the sublease on the first floor to October 2026.



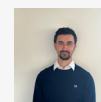
Viewing & Further Information



Joanna Kearvell

07887 793030

jk@chandlergarvey.com



James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com





