

TO LET

MODERN OFFICES WITH 6 ON-SITE CAR SPACES



3 Lacemaker Court

London Road
Amersham
HP7 0HS

**1,760 Sq Ft (164 Sq M)
Offices**

- Modern Ground Floor offices.
- 6 On-site car parking spaces
- Close to restaurants, shops & Amersham Station
- Separate WC'S
- Various meeting rooms
- General reception area
- Kitchenette/breakout area

3 Lacemaker Court
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Amersham, HP7 0HS

Rent: £25.00 Per Sq Ft
EPC: Unit 3 - B49
Rateable Value: £51,500

Description

3 Lacemaker Court forms part of a small terrace of modern office units, built during the late 1980's/early 1990's. The ground floor office suite benefits from 6 on-site car spaces. Modern open plan offices benefitting from private offices and boardroom / meeting rooms. The property is located in Amersham Old Town, within walking distance of the Metropolitan Line at Amersham On The Hill. There is a service charge of £0.82 per sq ft. Available as a whole or on a floor by floor basis. The whole building is also available For Sale, price on application.

Accommodation

Net Internal Areas	Sq Ft	Sq M
Ground Floor	1,760	164
Total	1,760	164

Location

Lacemaker Court is highly visible, being prominently positioned on the London Road at its intersection with Gore Hill, opposite the large Tesco superstore. 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 Turbo Railway and the London Underground system.

Tenure

Leasehold

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Business Rates

Unit 3 - £51,500



Contact

Viewing strictly by prior appointment:



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