

## Property Particulars

**TO LET**

### **MODERN OFFICES**

**1035 sq ft (96 sq m)  
PLUS 4 PARKING SPACES**



**Lexham House  
Hill Avenue  
Amersham  
Bucks**

#### **LOCATION**

Situated in Hill Avenue close to all the town centre amenities, including the Chiltern Railways / London Underground Metropolitan Line station providing a 30 minute service to London-Marylebone/Baker Street.

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~ Lexham House, Hill Avenue, Amersham, Bucks ~

### **DESCRIPTION**

Good quality modern offices comprising the entire second floor with ground floor entrance and reception. The suite is currently divided by demountable partitions to form a general office, meeting room, private office and kitchenette.

### **FEATURES**

- ◆ Demountable Partitions
- ◆ Suspended ceilings
- ◆ Fully carpeted
- ◆ Gas fired central heating
- ◆ Male and female WCs
- ◆ Kitchenette
- ◆ Double glazing
- ◆ Perimeter skirting trunking
- ◆ Four car parking spaces
- ◆ Louvre drapes
- ◆ Entryphone

### **ACCOMMODATION**

Second Floor:           Offices                   1,035 sq. ft. ( 96 sq.m.)

### **TERMS**

To be let for a term to be agreed by way of a new full repairing and insuring lease.

### **RENTAL**

£16,500 + VAT per annum exclusive, plus service charge, subject to contract

### **RATES**

The Valuation Office web-site indicates a 2010 Rateable Value of £11,750  
Rate in the £ for 2010/11 is 41.4p.  
Rates payable subject to transitional adjustment.

### **LEGAL COSTS**

Each party to pay their own legal costs involved.

### **VIEWING**

Strictly by appointment through sole agents:

**Brown & Merry Commercial**

**☎ 01494 448381**

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

SERVICES: We confirm we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

**Ref: JTS/amf/office92**