

Property Particulars

**RENT
REDUCTION**

TO LET

**FLEXIBLE
TERMS**

TOWN CENTRE OFFICES

**867 sq.ft. (81 sq.m.)
plus 2 private parking spaces**



**SUITE 3, FIRST FLOOR, METRO HOUSE,
WOODSIDE ROAD
AMERSHAM
BUCKS HP6 6AA**

LOCATION

Metro House is located in a central position in Amersham, fronting Woodside Road, with all local amenities and services nearby. In addition, the Chiltern Railways/London Underground Station is within a short walk, offering fast and direct services to London Marylebone.

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

Suite 3, First Floor, Metro House, Woodside Road, Amersham, HP6 6AA

DESCRIPTION

The available offices comprise a self-contained suite situated at first floor level currently divided by demountable partitions into three private offices and a general office. There are two on-site parking spaces at the rear.

FEATURES

- Gas fired central heating
- Double glazing
- Suspended ceilings and fluorescent lighting
- New carpet throughout
- Skirting trunking
- Shared WCs and kitchen facilities

LEASE

A new full repairing and insuring lease for a flexible term by arrangement subject to regular upward only rent reviews if applicable.

RENTAL £9,975 plus VAT per annum exclusive.

SERVICE CHARGE

The costs incurred by the Landlord in maintaining the common parts and car parking areas will be recoverable from the tenants by means of a service charge.

RATES

The Valuation Office website indicates the following:-

Rateable Value 2010 is £14,750

Rate in the £ for 2010/11 is 41.4p.

N.B. Small Business Relief may apply.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint sole agents:

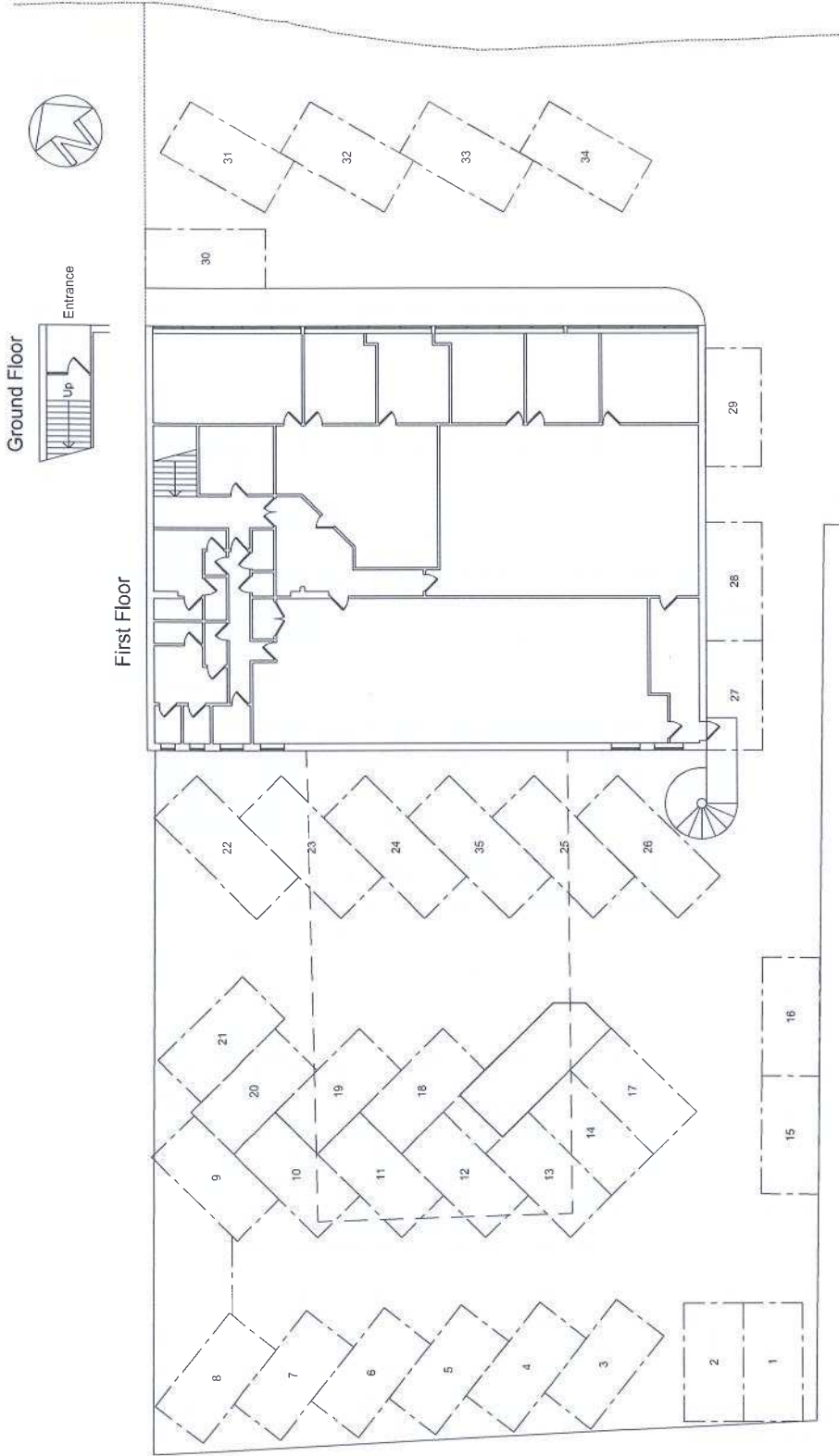
Stupples
01494 723999

Brown & Merry Commercial
01494 448381

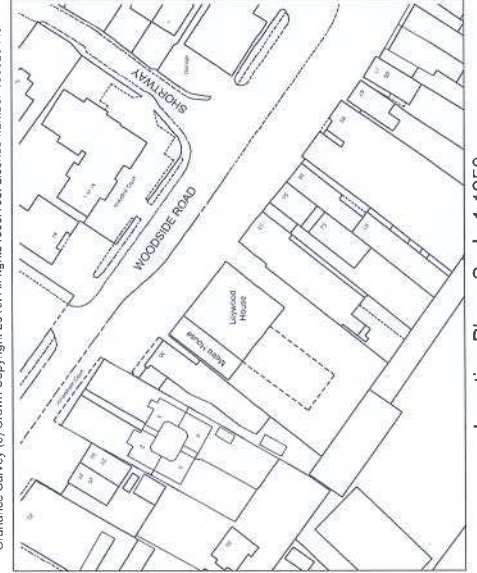
FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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.

JTS/hd/office 79



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Location Plan - Scale 1:1250

Address	First Floor, Metro House, Woodside Road, Amersham, Bucks HP6 6AA	Drawn LB	Date July 2010	Scale 1:200 (Sheet A3)
Title	Lease Plan	Drawing No.	LB1007-11	
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