

## Property Particulars

### TO LET

## Refurbished Office Suite In Town Centre Location

**1155 sq ft (107 sq m)  
PLUS 5 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 first 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. The offices have recently been completely redecorated and new carpeted throughout.

### **FEATURES**

Demountable Partitions	Double glazing
Suspended ceilings	Perimeter skirting trunking
Newly carpeted	Five car parking spaces
Gas fired central heating	Louvre drapes
Male and female WCs	Entryphone
Kitchenette	Completely redecorated

### **ACCOMMODATION**

First Floor                      Offices                      1,155 sq.ft.    (107 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 plus VAT per annum exclusive plus service charge

### **RATES**

The Valuation Office web-site indicates a 2010 Rateable Value:of £19,500 (under appeal)

Rate in £ for 2010/11 is 41.4p

### **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