



ROSE
HOUSE

OLD SAW MILL PLACE • BELL LANE
AMERSHAM • HP6 6FA

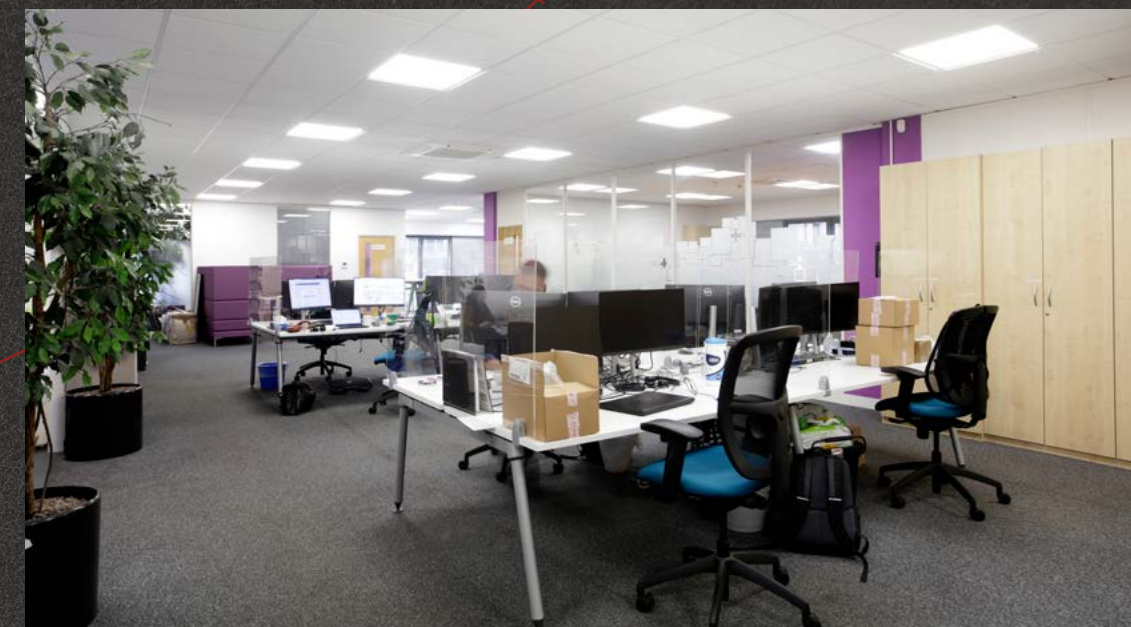
FULLY FITTED OFFICES TO LET
5,139 SQ FT (477.43 SQ M)

DESCRIPTION

Rose House is a high specification, detached modern office building in a business park setting with excellent parking.

The offices provide the opportunity for an occupier to lease good quality, fully 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.



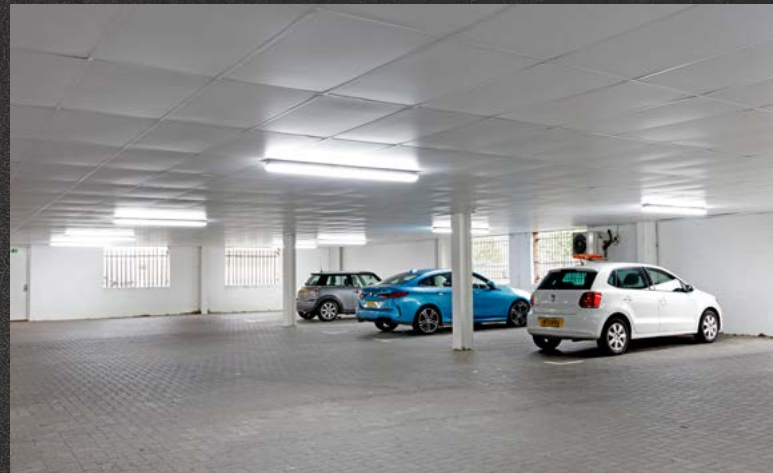
ACCOMMODATION

	sq ft	sq m
Ground floor	5,139	477.43
Total	5,139	477.43

approx NIA

TERMS

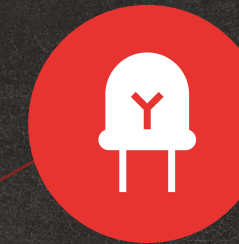
The offices are available by way of a sublease for a term to November 2026.



KEY BENEFITS



FULLY FITTED OFFICES READY FOR OCCUPATION



LED LIGHTING



VRF AIR CONDITIONING



SUSPENDED CEILINGS



MALE, FEMALE & DISABLED WCS



OPEN PLAN AREAS



MEETING ROOMS



CARPETED THROUGHOUT



FITTED KITCHEN



BREAKOUT AREA



DOUBLE GLAZING



21 ON-SITE CAR PARKING SPACES



RENT

Upon application

RATES

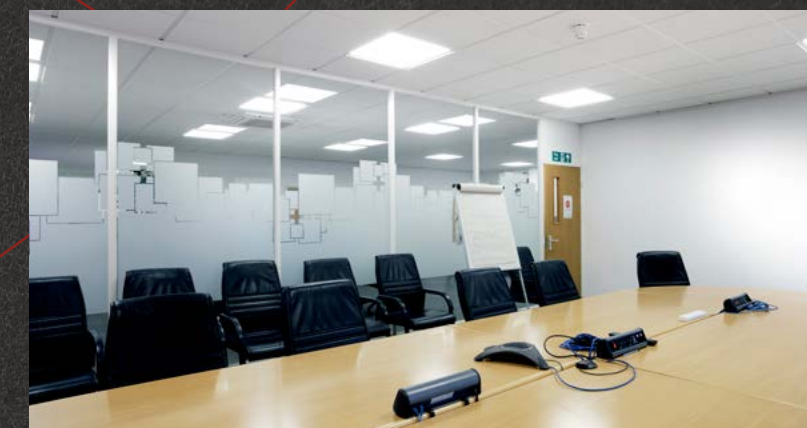
Rateable Value: £75,500.
Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.

EPC

C73 – valid until 30 August 2028

LEGAL COSTS

Each party is to bear their own legal costs.



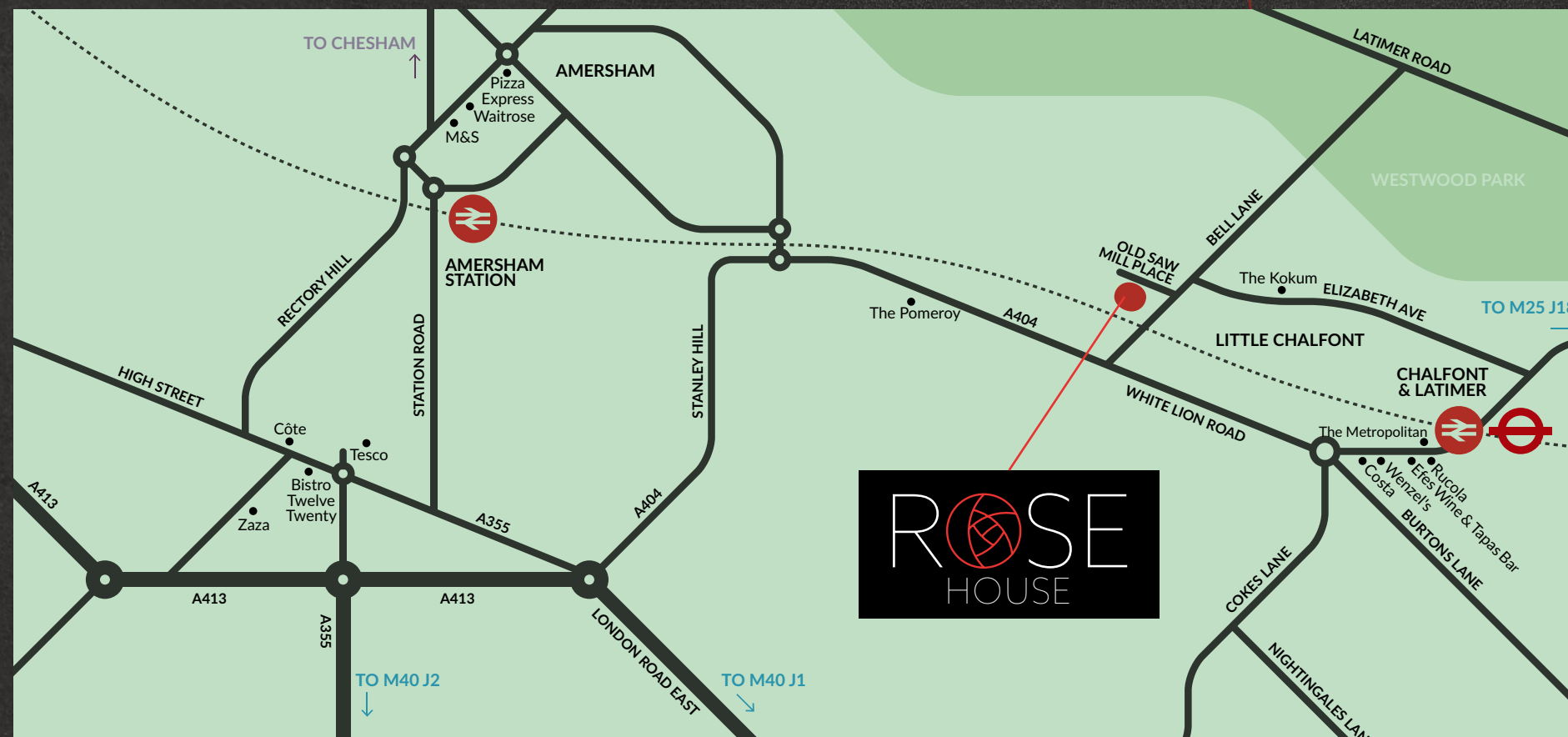
LOCATION

OLD SAW MILL PLACE BELL LANE, AMERSHAM HP6 6FA

The property is located between the affluent towns of Amersham and Little Chalfont, approximately 30 miles to the north west of central London. Little Chalfont provides a range of local amenities including Costa, Wenzel's Bakery and Tesco Express, along with a number of independent cafes and shops.

Chalfont & Latimer Station is just under 1 mile to the east of the property, providing both London Underground services via the Metropolitan line and main line National Rail services with a fastest journey time to London Marylebone of approximately 33 minutes.

Junction 18 of the M25 Motorway is approximately 4 miles to the east of the property and Junction 2 of the M40 is approximately 7.4 miles to the south.



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Travel distances / times

	miles / mins
Chalfont & Latimer Station	1 mile
M25 Junction 18	4 miles
M40 Junction 2	7.4 miles
London Marylebone (National Rail)	33 mins
Baker Street (Metropolitan Line)	48 mins

For further information contact:



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