



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICE WITH PARKING TO LET 1,058sf (98sm)

First Floor Rear, Montague House,
Woodside Road, Amersham,
Bucks HP6 6AA

- Air conditioning.
- LED lighting.
- 5 car spaces.
- Shared kitchen and toilets.

LOCATION

Amersham is an attractive market town with a good mix of local shops, cafes, pubs and restaurants.

The new town is an established business location with good road and rail links. A combined London Underground (Metropolitan Line) and Chiltern Mainline railway station provides regular direct service to central London (from 32 minutes) to the south and Aylesbury (from 21 minutes) to the north. The M25 (J18) and M40 (J2) are also within easy reach.

What3Words Location: [///chains.clues.intend](https://www.what3words.com/?w3wc=chains.clues.intend)





DESCRIPTION

The premises have been refurbished to a high standard and provides open plan office space with good natural light.

5 car spaces are provided in the car park at the rear, with further available by separate licence agreement if required.

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

Offers are invited in the region of **£23,350 per annum exclusive**.

EPC RATING – D(97)

RATES

TBC

VIEWING

Strictly by appointment through the joint sole agents:

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October 2023



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**PHILIP MARSH
COLLINS DEUNG**



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