

FOR SALE



UNIT 5-7 REED INDUSTRIAL ESTATE  
PLANTATION ROAD  
AMERSHAM  
HP6 6HJ

INDUSTRIAL REFURBISHMENT/ REDEVELOPMENT SITE

- Freehold for sale
- Offers in excess of £650,000
- VAT not applicable
- Approx 0.57 acre site

## LOCATION

Amersham is a busy market town which benefits from good communications via road and rail. Amersham Train Station serving the Chiltern and Metropolitan lines is within a few mins walking distance and both the M25 and M40 Motorways are within a 10 min driving time.

Reed Industrial Estate is a well established industrial site in Amersham located under half a mile from Amersham Town centre.

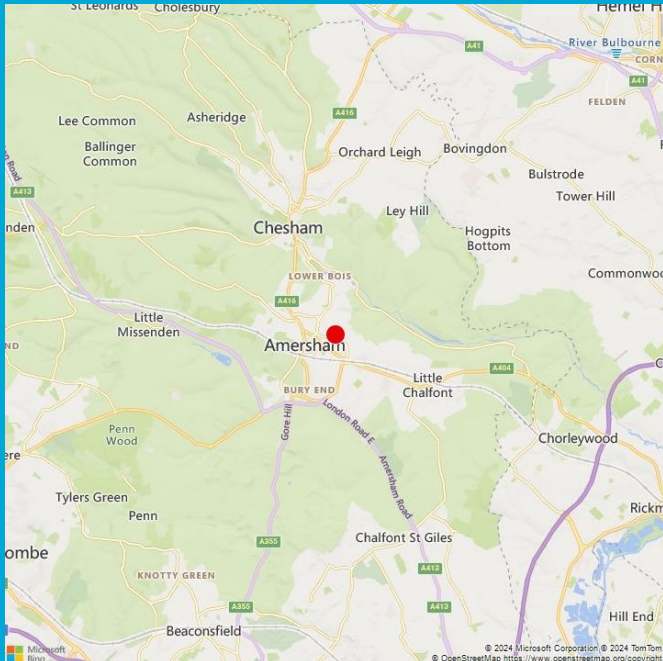
Held in the same family ownership for over 50 years.

## DESCRIPTION

The site is made up of three ground floor industrial units with associated land and an access road. There is a right of way through the main entrance of Reed Industrial Estate to Units 5-7. Overall the site comprises of approximately half an acre of hardstanding and industrial.

The industrial units are in need of refurbishment. The site may also suit an industrial redevelopment subject to obtaining the usual consents.

Subject to Contract - March 2024



## ACCOMMODATION

### Ground Floor Industrial Units

Unit 5	3,186 Sq Ft
Unit 6	1,558 Sq Ft
Unit 7	3,037 Sq Ft
<b>Total</b>	<b>7,781 Sq Ft</b>

## TENURE

Freehold with vacant possession.

## SITE AREA

Red outline is approximate and for illustration purposes only to highlight the area available.

## LEGAL COSTS

Each party to bear their own professional costs.

## EPC

EPC's for all three units available upon request.

## VIEWINGS



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## Important Notice

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