

Bell Lane Office Hub |  
Bell Lane |  
Amersham | HP6 6GL

Storage/Office/Assembly/Leisure Space |  
1,126 Sq.ft to 5,813 Sq.ft



**Key features**

- Flexible terms
- Inclusive cost packages
- On-site parking
- Potential for: storage/leisure and office use



## Bell Lane Office Hub | Bell Lane | Amersham | HP6 6GL

### Description

The property offers accommodation options for storage, leisure or office occupiers in a three storey building forming part of The Entertainer warehouse unit.

The property benefits from air conditioning, suspended ceilings, raised floors along with kitchen and WC facilities to all elements. The ground floor offers sections suitable for storage and leisure uses could be accommodated in some elements of the property. Forward of the property is a large block paved area where parking is available by negotiation.

### Location

Little Chalfont is located in South East Buckinghamshire close to the border with Hertfordshire and offers access to Junction 18 of the M25 (10 minutes to the east) and Junction 2 of the M40 (17 minutes to the south). Chalfont and Latimer railway station provides a fast and regular service either via the underground or Chiltern Railway to London Marylebone and Central London via Baker Street.

### Tenure

The property is available on a new flexible lease for a term to be agreed.

### Rent

£20 per Sq.ft all inclusive.

### Accommodation

#### First floor

F1 | 1,531 Sq.ft | 142.29 Sq.m

F2 | UNDER OFFER

F3 & F4 Combined | 1,838 Sq.ft | 170.74 Sq.m

#### Second floor

S1 | 1,318 Sq.ft | 122.42 Sq.m

S3 | 1,126 Sq.ft | 104.60 Sq.m

These floor areas are approximate and have been calculated on a net internal basis

### Service charge

Included in the rent.

### Rates

The rates will be included within the rental.

### EPC

The property has an EPC rating of B 42. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

The property is not VAT registered.

### For viewings contact

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