

TO LET

UNIT 1 BELL LANE

COMING Q2 2027

REFURBISHED HIGH BAY WAREHOUSE(S) WITH DOCKS

42,840 SQ FT (3,380 SQ M)

BELL LANE, AMERSHAM HP6 6GL



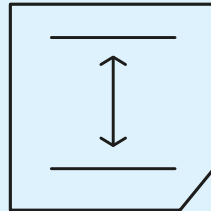
THE PROPERTY

A modern, fully refurbished warehouse/industrial unit offering 42,840 sq ft (3,980 sq m) of high-quality accommodation, strategically located within close proximity to the M25, M40 and wider motorway network.

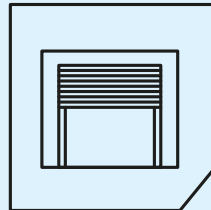
Unit 1 provides modern industrial and logistics space arranged within a steel portal frame construction, delivering high-quality, predominantly clear floor space with an impressive 10.75m clear internal height. The unit also benefits from newly refurbished office accommodation, providing high-specification ancillary space for occupiers.

The property offers generous loading provisions, dedicated parking and secure yard space, providing an extremely functional and flexible solution for a range of industrial, logistics and distribution requirements.

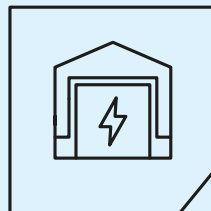
Unit 1 is available on an individual basis or can be combined with the adjoining Unit 2, extending the available accommodation to approximately 74,292 sq ft. This provides occupiers with the flexibility to secure Unit 1 independently or take advantage of the larger combined opportunity.



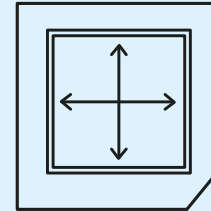
10.75M CLEAR
INTERNAL
EAVES HEIGHT



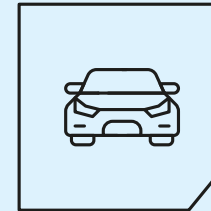
2 DOCK LEVEL
LOADING DOORS



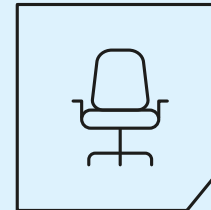
2 ELECTRIC
SURFACE LEVEL
LOADING DOORS



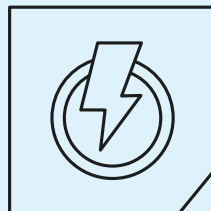
SECURE
YARD



30 CAR
PARKING
SPACES



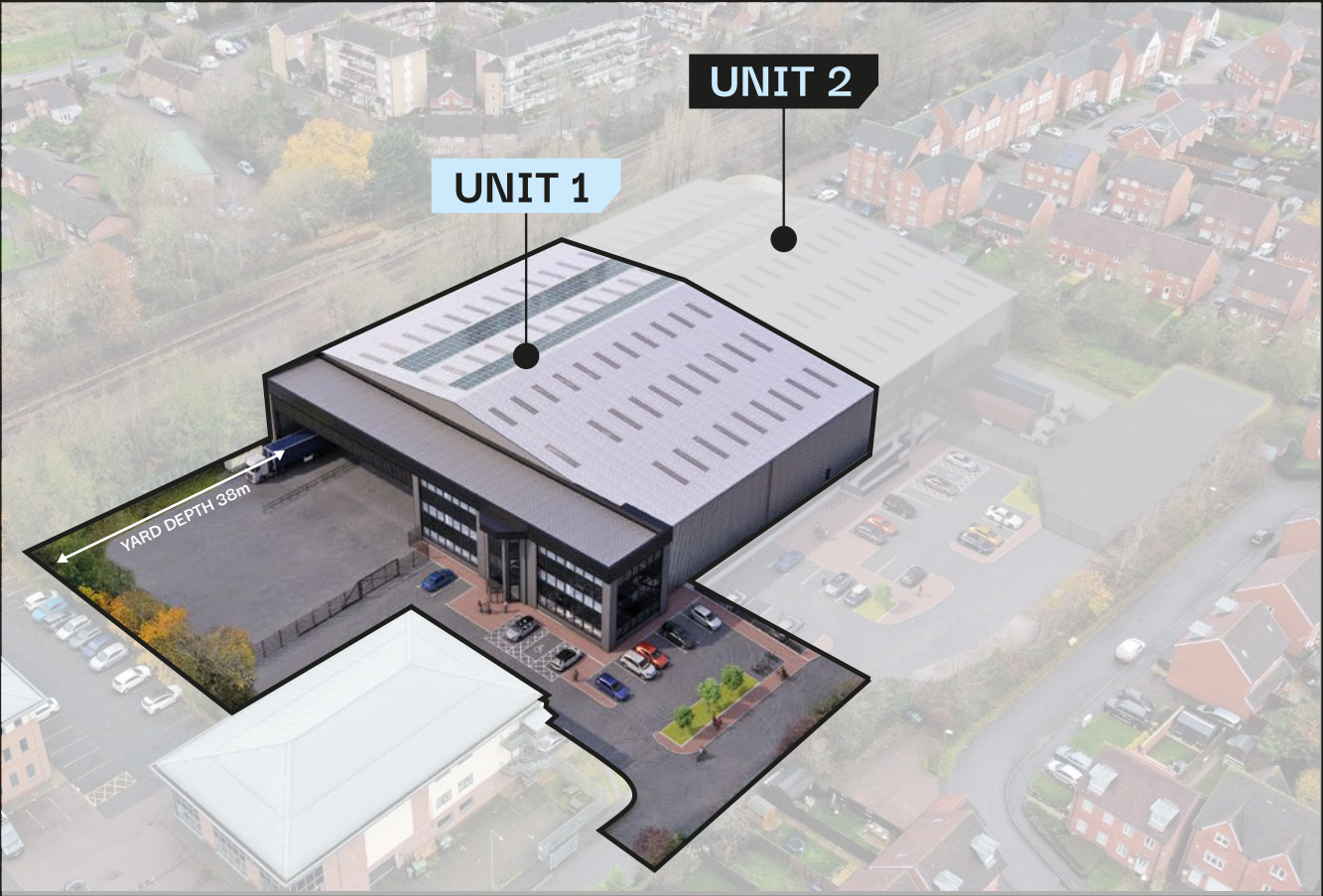
GRADE A
OFFICE SPACE



346kVA POWER
SUPPLY



THE OPPORTUNITY

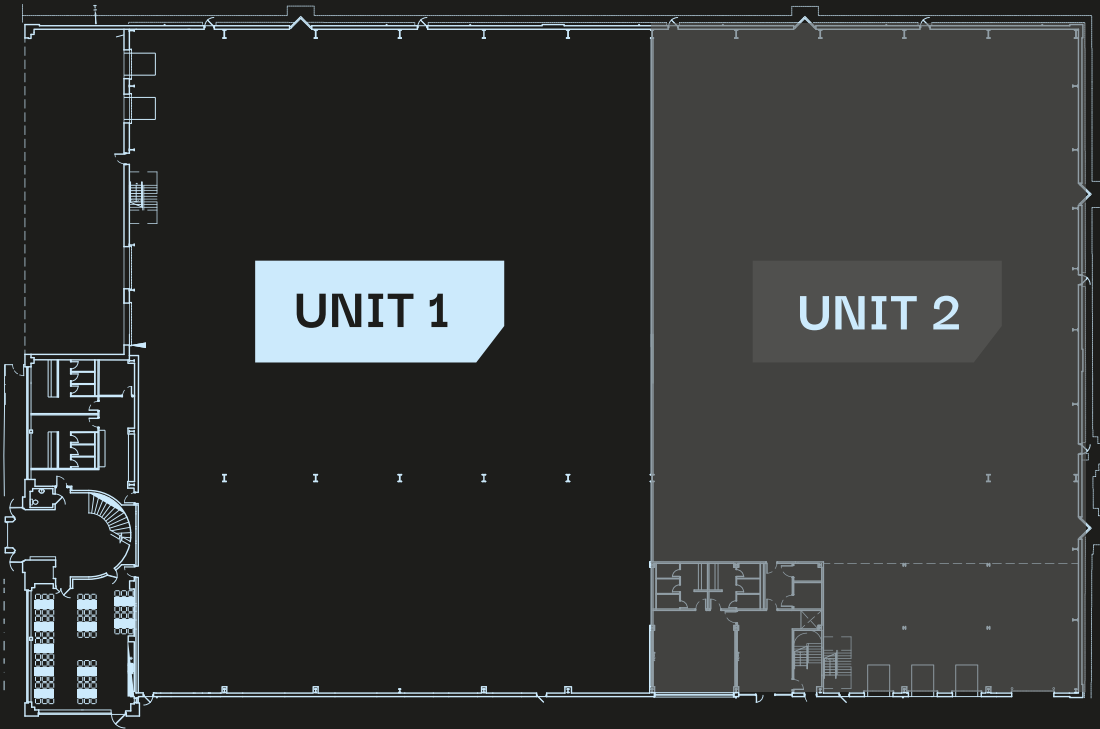


[CLICK HERE FOR UNIT 2 BROCHURE](#)

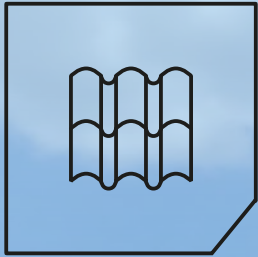
[FLOOR PLAN](#)

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
WAREHOUSE 1	30,236	2,809
MEZZANINE	3,035	282
STAFF KITCHEN/WELFARE	2,034	300
FIRST	3,186	296
SECOND	3,153	293
TOTAL (GIA)	42,840	3380
PARKING	30 CARS	
LOADING DOORS	2NO. LEVEL ACCESS	
	2NO. DOCK LEVELLER	



GREEN CREDENTIALS



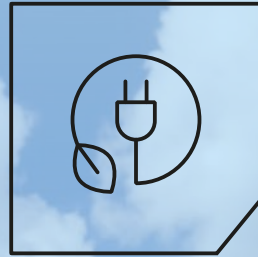
**PV ROOF
PANELS**



**EV
CHARGERS**



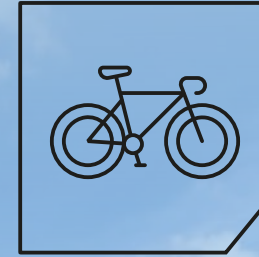
**RAIN WATER
HARVESTING**



EPC A



**LED
LIGHTING**



**CYCLE
STORAGE**



**KITCHEN/STAFF
WELFARE AREA**



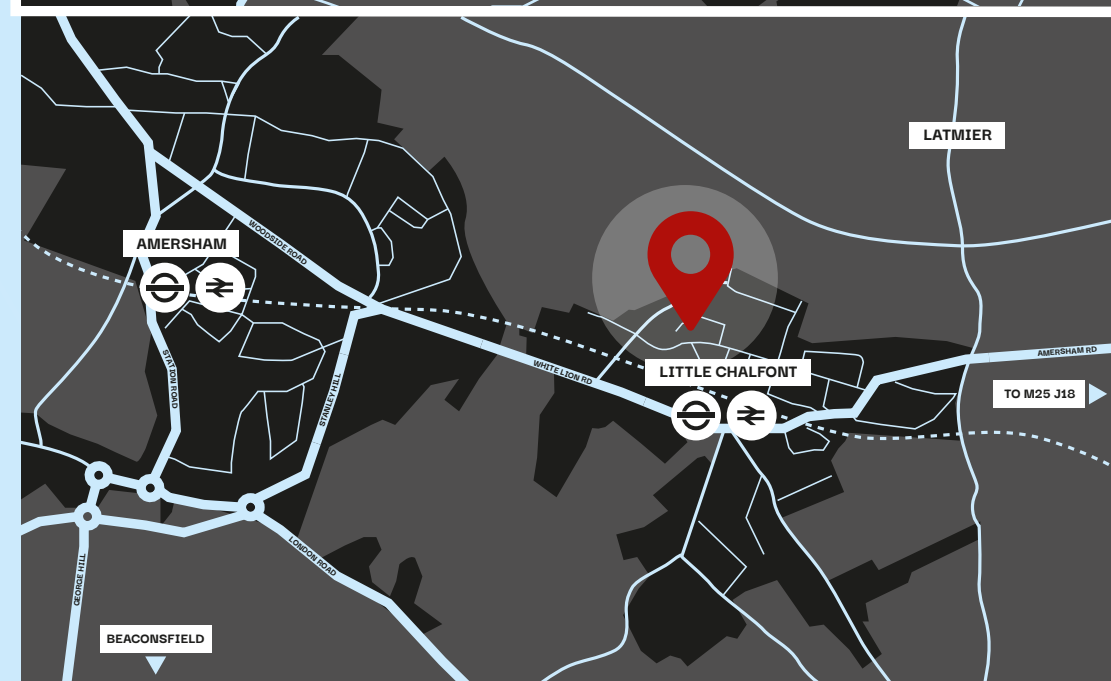
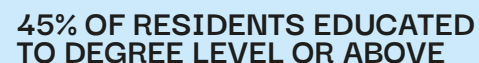
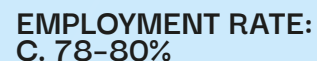
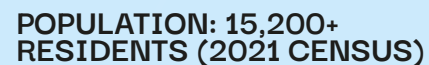
/// STAND.FROZEN.KITE

BY CAR 

BY TRAIN

(FROM CHALFONT AND LATIMER STATION)

DEMOGRAPHICS



TENURE

Unit 1 is available on a full repairing and insuring FRI lease on terms to be agreed separately and combined.

EPC

Unit 1 will be refurbished to an EPC A rating.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Buckinghamshire Council on 0300 131 6000

SERVICE CHARGE

There will be a service charge levied for the access road in the event that Units 1 & 2 are let separately.

LEGAL COSTS

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

VIEWING

For further information or to arrange a viewing contact:



David Peck

dp@cogentre.co.uk
07976 423611

Tom Lowther

tl@cogentre.co.uk
07939 836117

NEWMARK

Zach Heppner-Logan

zach.heppner-logan@nmrk.com
07787 221412

Chloe Sweetland

chloe.sweetland@nmrk.com
07385 933686

Freddie John

chloe.sweetland@nmrk.com
07788 394341

COMING Q2 2027

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Mis-descriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be constituted as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2026.

Brochure by virtualoom

AXEL
LOGISTICS