



## First Floor Offices

Suite 2, Merritt House, Hill Avenue, Amersham, HP6 5BQ

### WELL LOCATED OFFICE OPPOSITE TRAIN STATION

**720 sq ft**  
(66.89 sq m)

- Short walk to Amersham train station and Met Line
- Modern offices within this prominent building
- Two rooms within the suite
- Tea point
- Parking available by way of a licence
- Suitable for former D class users, eg physiotherapy

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## Summary

Available Size	720 sq ft
Rent	£14,400 per annum Plus service charge and VAT
Rates Payable	£5,114.75 per annum 2023 (Eligible for 100% rates relief if only business premises)
Rateable Value	£10,250
Service Charge	£3,245.37 per annum
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	C (70)

## Description

Merritt House is located opposite the train station on Hill Avenue in Amersham. The available accommodation comprises a suite on the first floor with two rooms, coloured blue on the attached plan. The premises benefits from the following features: air conditioning, double glazing, parking available under a licence, tea point and communal toilet facilities within the common areas and door entry system. The property will be refurbished and redecorated.

Available to let on a new lease.

## Location

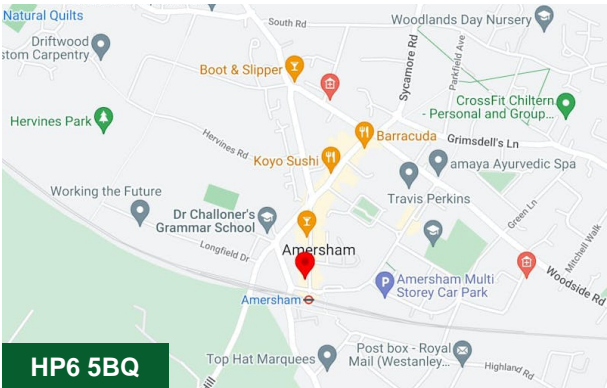
Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

## Business Rates

Rateable Value £10250 Eligible for 100% rates relief if only business premises. To apply for this relief please contact your local authority.

## EPC

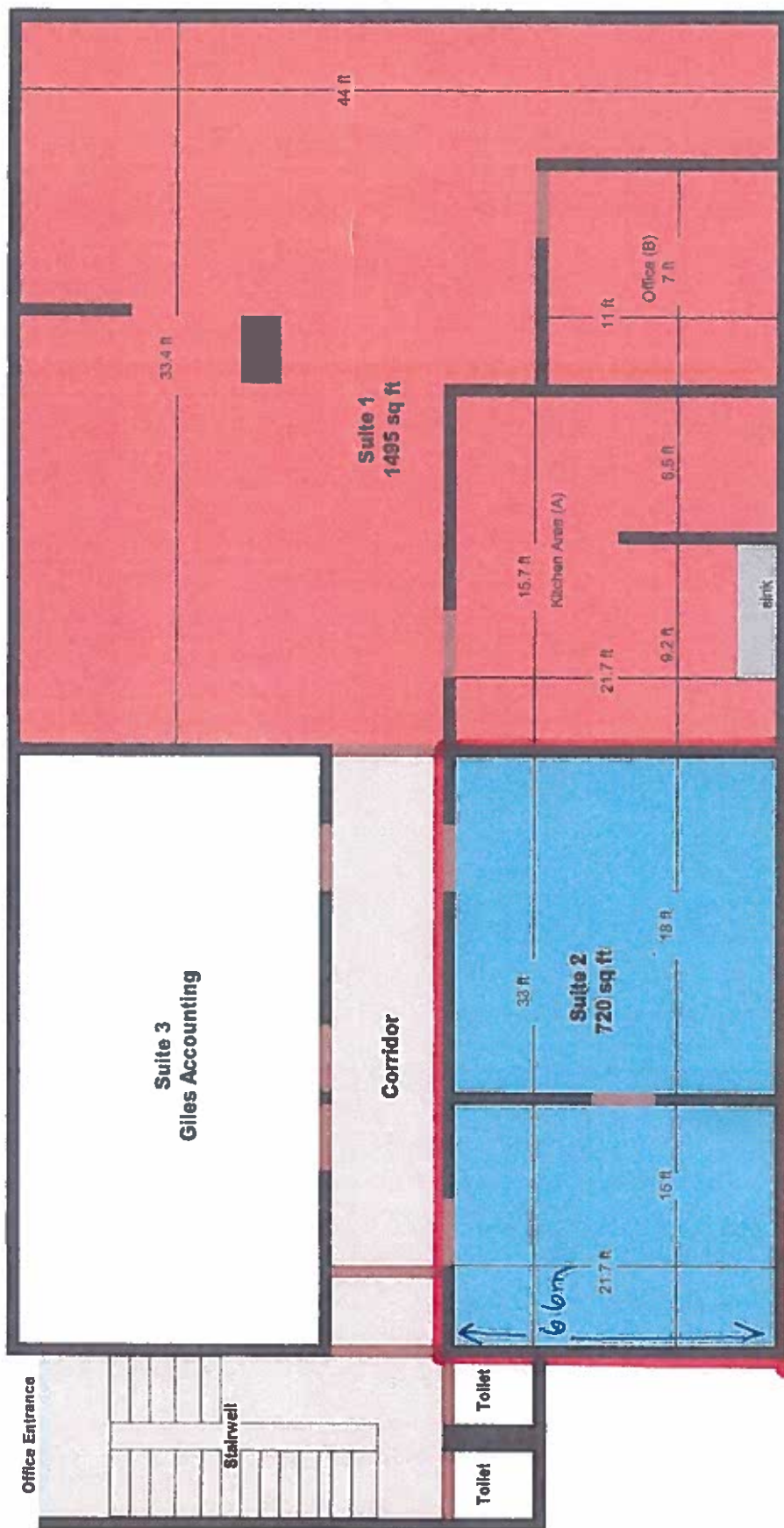
C-70



## Viewing & Further Information



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10m  
MERRITT HOUSE

# **FIRST FLOOR OFFICES SUITE PLAN** (Not to Scale)

CHILTERN D.C.  
PLANNING SERVICES

05 SEP 2016

RECEIVED