



## 5 Teal Court

Anglo Office Park, White Lion Road, Amersham, HP7 9FB

### MODERN OFFICE UNIT - FOR SALE

**3,272 sq ft**  
(303.98 sq m)

- Freehold terraced office buildings for sale
- Opportunity for owner occupiers

# 5 Teal Court, Anglo Office Park, White Lion Road, Amersham, HP7 9FB

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,272 sq ft                        |
| Price          | £750,000                           |
| Business Rates | N/A                                |
| Service Charge | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B                                  |

## Description

Units 5 comprises a terrace brick-built office building with car parking, located at on the Anglo Office Park. The unit is a modern two storey offices with parking.

This rare opportunity will be of interest to owner occupiers to purchase modern freehold offices in Amersham.

As the supply of offices reduces further locally in the face of conversion to residential, securing a long-term business home is becoming increasingly strategically important especially for businesses that are geographically tied.

The property features extensive glazing to the front, including near full-height glazing to the first floor. The main pedestrian entrances provide a small lobby from which the ground floor and first floor suites are accessed.

The office is fitted to a good standard, with suspended ceilings, recessed lighting, air-conditioning and kitchenettes. The suites are open-plan and regular in configuration and could easily suit a wide variety of occupiers.

## Location

Anglo Office Park lies approximately 1 mile southeast of Amersham town centre. The town centre provides a range of shops, cafes and restaurants. Adjacent towns such as Chesham (approximately 4 miles to the northwest) and High Wycombe (approximately 9 miles to the southwest) are easily accessible via local road networks.

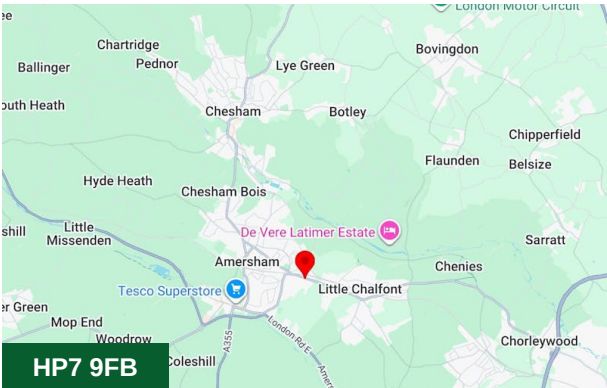
The office park benefits from direct access to the A404, which connects to the A413 and A355, facilitating travel to nearby towns and the M25 (Junction 18) which is approximately 7 miles away, providing access to the wider motorway network, including the M1 and M40 Amersham railway station, located about 1.2 miles from Anglo Office Park, serves both the London Underground's Metropolitan Line and Chiltern Railways.

Chiltern Railways offers direct services to London Marylebone with journey times from approximately 32 minutes, and trains depart around every 30 minutes during peak times. The Metropolitan Line provides additional connectivity to central London destinations.

## Accommodation

The accommodation comprises the following areas:

| Name          | sq ft | sq m   | Availability |
|---------------|-------|--------|--------------|
| Unit - Unit 5 | 3,272 | 303.98 | Available    |
| Total         | 3,272 | 303.98 |              |



## Viewing & Further Information



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**Terms**

Freehold for Sale

**Money Laundering and Identity Checks**

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



