



## Open Storage, 5-7 Reed Industrial Estate

Plantation Road, Amersham, HP6 6HJ

### Securely Gated Open Storage Yard

### 20,000 sq ft

(1,858.06 sq m)

- Rare freehold opportunity
- Vacant possession
- Taken as a whole or potentially be split into two plots
- Securely fenced & gated
- Multiple access points
- Power
- Water
- Walking distance to Amersham UG Station (Metropolitan Line) & Amersham High Street

## Summary

Available Size	20,000 sq ft
Price	£1,000,000
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
Service Charge	TBC
VAT	All prices are subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The site is situated on Plantation Road with Amersham High Street a short walking distance away with Amersham Underground Station providing excellent access into London via the Metropolitan Line. The A40 & M40 are situated within 7 miles south of the property allowing access to the surrounding motorway networks such as the M25, M4, M1 and a direct link into Central London. The area is supported by numerous bus routes.



## Description

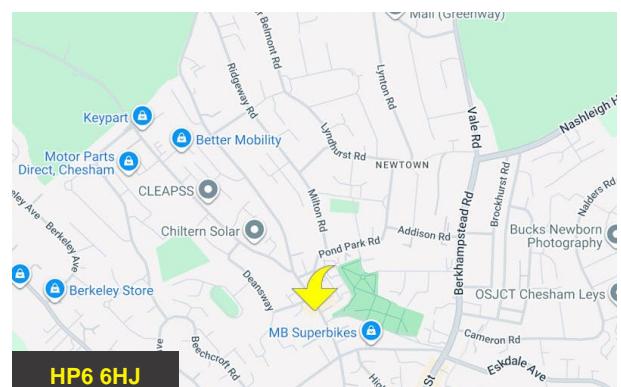
An opportunity to lease a fully secured storage yard of circa 0.45 acres to be sold with vacant possession and sold as seen. The yard benefits from multiple access routes, power and water. The site can be taken as a whole or potentially split into two plots.

## Tenure

Freehold.

## Hours of Use

Vehicles are not allowed to park or unload on any part of the service area nor upon any road serving the Demised Premises and not to allow any work whatsoever to be carried out at the Demised Premises between the hours of 23:00 and 07:00 the following day or on Sundays or Public Holidays.



## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.

## Viewing & Further Information



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