



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

Open Storage, 5-7 Reed Industrial Estate, Plantation Road, Amersham, HP6 6HJ

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

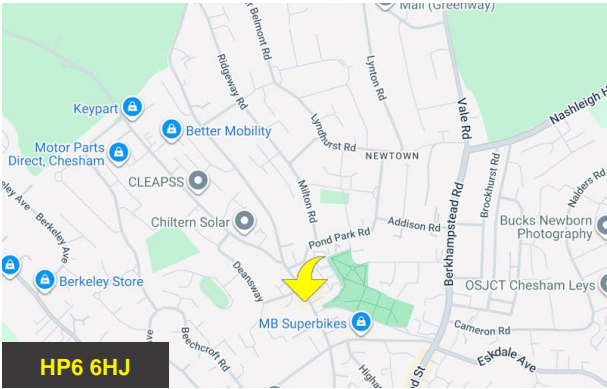
Vehicles are not allowed to park or unload on any part of the service area nor upon any road serving the Demised Premises and not to allow any work whatsoever to be carried out at the Demised Premises between the hours of 23:00 and 07:00 the following day or on Sundays or Public Holidays.

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



Jack Pay

020 8075 1238 | 07411 576313

jp@telsar.com



Bal Panesar

020 3333 2222 | 07956 21 20 20

bp@telsar.com

Adrian Dolan (Duncan & Bailey-Kennedy)

01494 450951 | 07887 936 117