



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

**To Let | 3,272 sq ft**

MODERN OFFICE UNIT



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

## TO LET

### Summary

- Size: 3,272 sq ft
- Rent: £85,000 per annum
- Rates payable: £33,577.50 per annum
- Rateable value: £60,500
- EPC: B

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



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### 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. 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, LED lighting, air-conditioning WC & Disabled WC and kitchenettes. The suites are open-plan and regular in configuration and could easily suit a wide variety of occupiers.

Client will also consider selling the office at a price of £800,000 plus VAT.

### 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.

### Terms

New lease to be agreed direct with the landlord

### Money Laundering and Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

### VAT

Applicable

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - Unit 5	3,272	303.98	Available
<b>Total</b>	<b>3,272</b>	<b>303.98</b>	



