



Merritt House, Hill Avenue, Amersham, HP6 5BQ

To Let | 569 to 1,302 sq ft

WELL LOCATED OFFICE OPPOSITE TRAIN STATION

Merritt House, Hill Avenue,
Amersham, HP6 5BQ

TO LET

Summary

- Size: 569 to 1,302 sq ft
- Rent: £10,500 - £22,785 per annum Plus service charge and VAT
- Rates payable: TBC
- EPC: C (70)

Further information

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

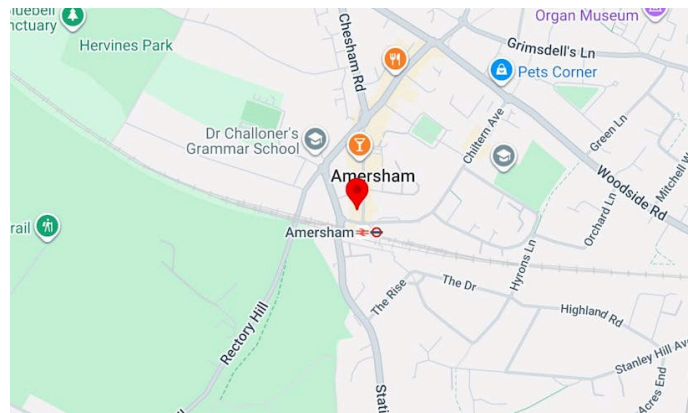
Viewings and Further Information



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Description

Merritt House is located opposite the train station on Hill Avenue in Amersham.

The available accommodation comprises suites on the first and second floor. The premises benefits from the following features: air conditioning, parking, kitchen, communal W/C facilities and door entry system.

The second floor office can be let as one or split into two separate offices. The first floor office will be redecorated before occupation.

Location

Merritt House is located opposite the train station on Hill Avenue in Amersham.

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.

Lease Terms

New lease to be agreed direct with the landlord

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants and purchasers.

VAT

Not applicable

Legal fees

Each party to bear their own costs

Accommodation

Name	sq ft	sq m	Rent	Service charge	Availability
1st - Suite 2	715	66.43	£15,500 /annum	£3,547.65 /annum	Available
2nd - Suite 1	569	52.86	£12,500 /annum	£3,103.31 /annum	Available
2nd - Suite 3	1,302	120.96	£22,000 /annum	£6,627.34 /annum	Available
Total	2,586	240.25			



