

Preliminary Details

TO LET

Warehouse / Industrial Unit

**UNIT 14
ST GEORGES TRADING ESTATE
WHITE LION ROAD
AMERSHAM
BUCKS HP7 9JQ**



**2,780 sq.ft. (258.29 sq.m)
Approximate Gross Internal Area**

LOCATION

St Georges Trading Estate is prominently situated on the edge of Amersham fronting the A404 White Lion Road. Junction 18 of the M25 and Junction 2 of the M40 at Beaconsfield are about ten minutes driving time.

DESCRIPTION

The premises comprise a refurbished single-storey semi-detached industrial unit with offices at ground floor.

AMENITIES include:-

- Electric loading door
- Male and female WCs
- Car parking / loading bay
- Eaves height 6m approx.

ACCOMMODATION

Ground Floor Warehouse / Production Area plus Office, WCs - 2,780 sq.ft.

Total Approximate Gross Internal Area - 2,780 sq.ft. (258.29 sq.m)

TERMS

A new full repairing and insuring lease is available upon terms to be agreed.

RENT

£38,750 plus VAT per annum, exclusive of rates and service charge.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £19,250. Rate in the £ for 2019/20 is 49.1 pence.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING: E – 114.

VIEWING – Strictly by appointment with Joint Sole Agents:

Colliers

FAO: Isa Naeem / Patrick Rosso

isa.naeem@colliers.com /

patrick.rosso@colliers.com

Telephone: 01895 813344

Duncan Bailey Kennedy

Adrian Dolan / Jim Sheldon

adriand@dbk.co.uk /

jims@dbk.co.uk

01494 450951



Ref: AC11858/1019