

TO LET



MONTAGUE HOUSE  
23 WOODSIDE ROAD  
AMERSHAM  
HP6 6AA

## SUPERB TOWN CENTRE OFFICES

- Amersham Town Centre
- 1,058 sq ft
- Quoting £23,350 pax + VAT
- Car parking available

## LOCATION

Located in the heart of Amersham on the Hill. A busy attractive market town with retailers such as Costa Coffee, Metro Lounge, WH Smiths, Tesco Express, Waitrose and M&S.

The property benefits from good communications via both road and rail. The M25 (J8) and M40 (J2) are both within a short driving distance. Amersham Train station is within a short walking distance with both Metropolitan and Chiltern Services into London from as little as 32 mins.

## DESCRIPTION

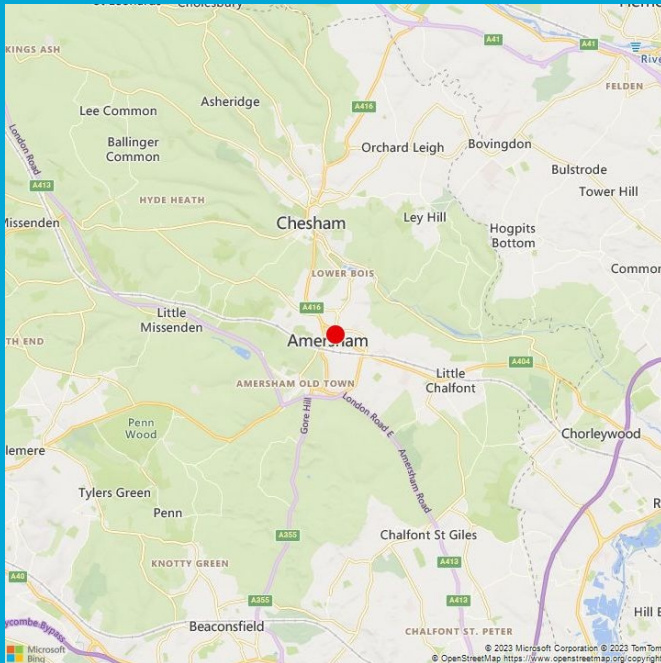
Very well presented first floor office suite. This open plan self contained office has been refurbished to a high standard and benefits from air conditioning and plentiful natural light. The property provides shared use of kitchen and w/c facilities with one other occupier on the same floor. The suite is available immediately on a new lease.

Parking for up to five car is available on site with further spaces available on license.

Subject to Contract - Nov 23.

## SERVICE CHARGE

Circa £0.22 psf + VAT



## ACCOMMODATION

First Floor Office Suite

First Floor Rear Suite

1,058 Sq Ft

## TERMS

Available on a new lease by negotiation.

## LEGAL COSTS

Each party to bear their own professional costs.

## EPC

D 97

## VIEWINGS



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