

OFFICES TO LET With Car Parking



Lexham House
14 Hill Avenue
Amersham HP6 5BW

First Floor
106 sq m | 1138 sq ft

Location

Two minutes from the Station, on the Metropolitan and Chiltern Lines connecting to Baker St and Marylebone; fastest service 32 minutes.

Good connections to the M25, M40 & M1. Heathrow 30 minutes.

The Beech House next door provides stylish space for client meetings and entertainment including private room hire. Good selection of high street shops and eateries, incl. Waitrose and M&S.

The new Chiltern Lifestyle Centre provides swimming, gym and spa facilities.

Accommodation

Open plan front office featuring attractive bay window plus Boardroom and Kitchenette totalling 843 sqft plus rear suite of 295 sqft.

4 Parking Spaces

Term

New lease until 1st Nov 2027 or longer on FRI term

Rent

£28,000pa

Service Charge TBC includes Central Heating

Rates

Rateable Value - £19,500

Rates Payable 2023/2024 - est. £9,730 before any rates relief.

Legal Costs Each side to pay their own costs

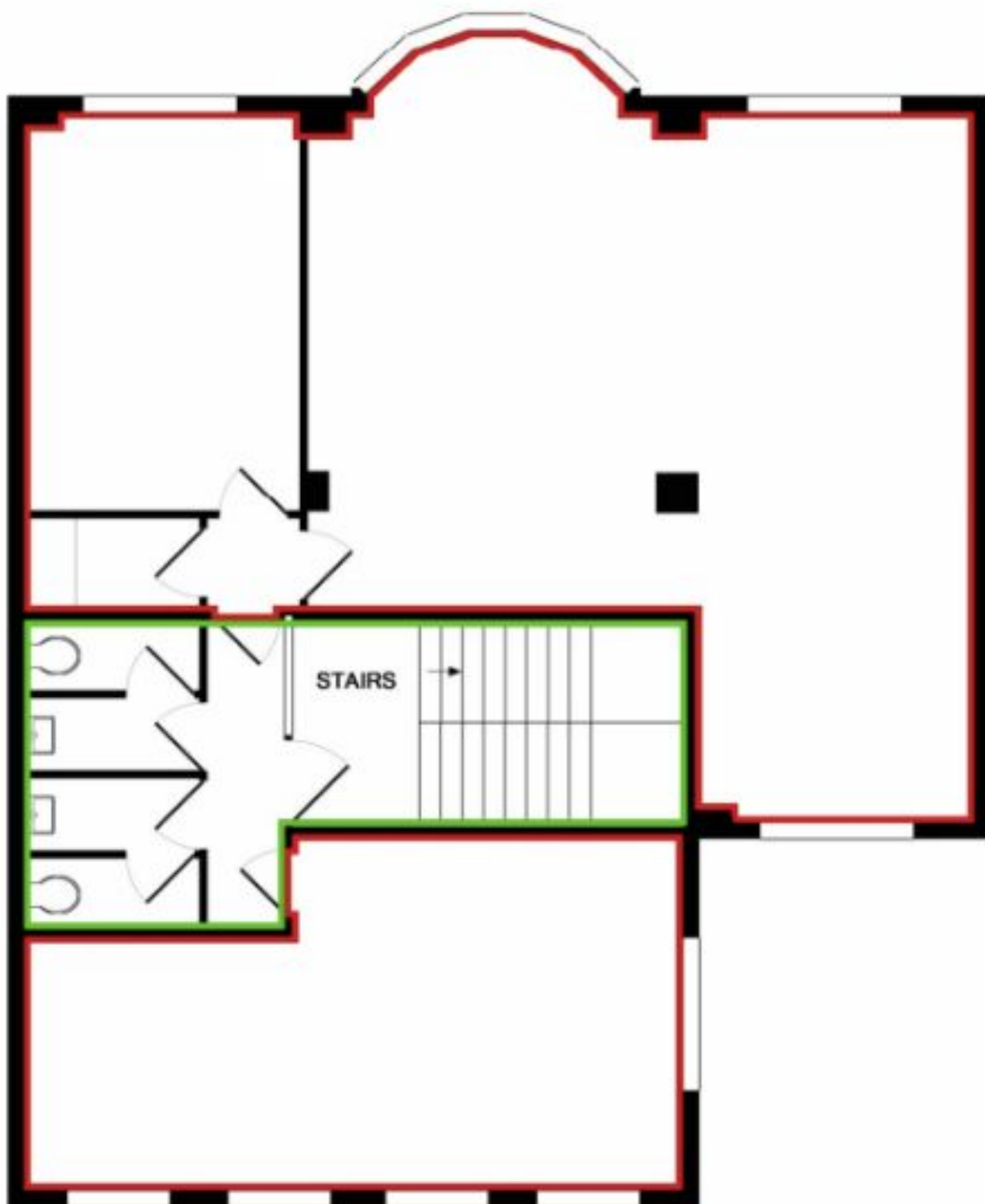


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VIEWINGS BY APPOINTMENT ONLY
or for further information *please contact:*

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Lexham House 14, Hill Avenue, Amersham HP6 5BW



1ST FLOOR

Lexham House 14, Hill Avenue, Amersham HP6 5BW



Beech House adjacent

M&S
FOODHALL

**CAFFÈ
NERO**

WHSmith
EST • 1792

W
WATERSTONE'S



KOYO 紅葉 JAPANESE
TAPASU
BAR



TESCO
express



between
the lines

JoJo Maman Bébé

Specsavers

B THE
BEECH
HOUSE
AMERSHAM



**WAITROSE
& PARTNERS**



LOUNGERS
Holland & Barrett

COSTA
COFFEE

Card Factory

Boots

FATFACE
UNITED KINGDOM

Superdrug ☆

