



Modern building
To Let or For Sale
Ample parking
D1 planning for Dentist
Available immediately

**Unit 7, Anglo Office
Park
White Lion Road
Amersham
HP7 9FB**



Modern Former Office Building For Sale or To Let

Recently approved application for change of use to D1 Dental practice

Located off White Lion Road, equidistant to Little Chalfont Station and Amersham Stations

Site comprises 7 self-contained office buildings

12 designated parking spaces for Unit 7

Offers invited for a new FR&I lease in the region of £24 per sq ft, per annum exclusive.

Offers for Freehold also invited in the region of £1,050,000

Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

The property is located within Anglo Office Park on the southern side of White Lion Road, the A404, on the eastern outskirts of Amersham. White Lion Road is predominantly a residential street with some secondary retail spots.

Amersham is an affluent attractive town located approximately 25 miles north west of central London in the South East of England. The town benefits from good road communications with the M25 approximately 8 miles to the east the M40 approximately 7 miles to the south.

Amersham Underground Station (Metropolitan Line) and Chalfont and Latimer Railway Stations (National Rail) are within easy reach and provide regular services to London Marylebone, Baker Street and the City of London. Bus services are readily available. Local amenities including restaurants, café's and shopping facilities are also within easy reach.

The Property

Anglo Office Park consists of 7 self-contained, modern office buildings, built in 2007 by Anglo St James Ltd. 4 of the 7 units are currently let/sold with available space within 3 of the units. Each individual unit benefits from full air-conditioning, full access raised floors, suspended ceilings with Cat II recessed lighting, WC facilities and 12 allocated parking spaces. The available accommodation comprises:

Unit 7:

Unit 7 is currently available and offers approx. 3,373 sq ft NET internal, planned over ground and first floors. Ready for immediate occupation. Unit 7 has recently achieved a successful planning application to change the use to become a Dental Practice and therefore D1 use is already in place. It is located at the end of the row of offices and is the first unit seen when turning into the office park.

Note: Floor areas as provided.

Services

Gas central heating

Note services are not tested

Planning

Unit 7 recently was granted D1 use for a dental practice. It has restricted hours of operation from 8am-8pm Mon-Fri and 8am-2pm on a Saturday. Approved plans have been submitted and confirmed by the council and can be made available on request.



EPC

In hand – Band C

VAT

I am advised the property **IS** elected for VAT purposes

Rent

Offers for a new FR&I lease for a term to be agreed are invited in the region of £24 per sq. ft. pax, subject to contract.

Price

Offers invited for the freehold interest for unit 7 in the region of £1,050,000 subject to contract.

Costs

Each party to be responsible for their own legal and professional costs

References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

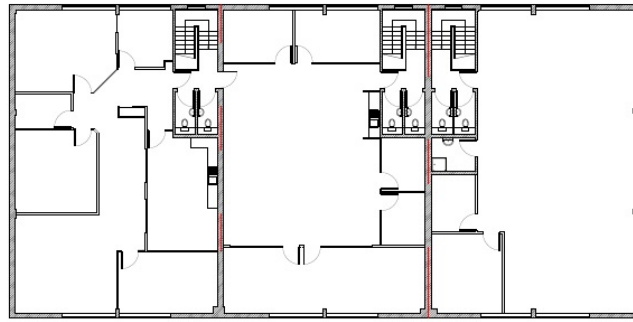
Ben Wallis or Bernard Gordon FRICS

Tel: 020 8099 3119

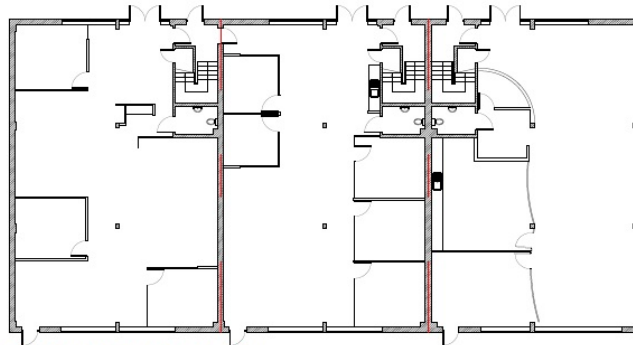
Email: sales@bernardgordon.co.uk



Plans not to scale



FIRST FLOOR PLAN



GROUND FLOOR PLAN

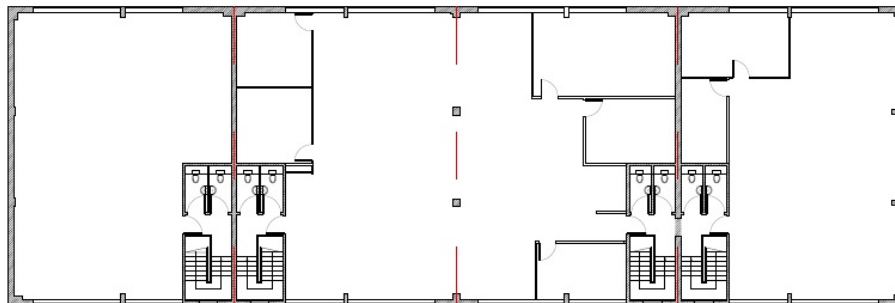
UNIT 2-3 (DEVA)

UNIT 1 (MENV)

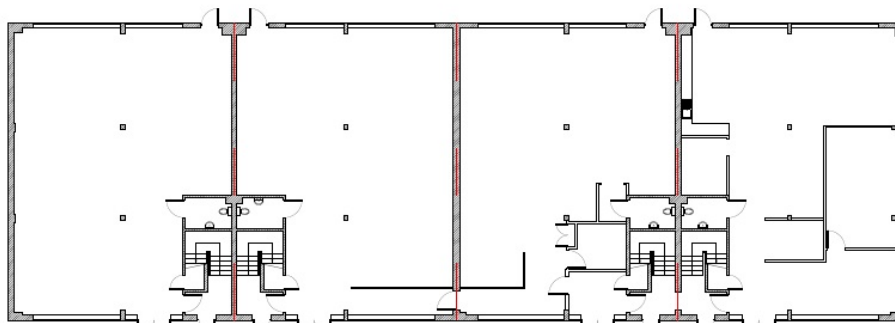
UNIT 3

UNIT 2

UNIT 1



FIRST FLOOR PLAN



GROUND FLOOR PLAN

UNIT 4 (VACANT)

UNIT 5-7 (MENV)

UNIT 4

UNIT 5

UNIT 6

UNIT 7

Site plan not to scale

