

# anglo

OFFICE PARK

WHITE LION ROAD | AMERSHAM | BUCKS

7 self-contained office  
buildings for sale/to let



*simply the best*

A Development by



in association with



3,310 sq ft – 3,773 sq ft approx  
(307.5m<sup>2</sup> – 350.6m<sup>2</sup>)

[www.angloofficeparkamersham.co.uk](http://www.angloofficeparkamersham.co.uk)

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## THE DEVELOPMENT & AREA

Units are available from 3,310 sq ft to 3,773sq ft (307.5m<sup>2</sup> to 350.6m<sup>2</sup>) with a total area of 24,559 sq ft (2,281.8m<sup>2</sup>). The development will provide 7 self-contained offices.

Amersham has become a very popular location due to its proximity to the motorway and rail connections and its location within the Chiltern Hills. The area hosts a fine selection of public houses, hotels and restaurants. Occupiers include the NHBC and GE Healthcare (formerly Amersham International).



## THE SPECIFICATION

- › Air conditioning
- › Accessed raised floors
- › 93 on-site car parking spaces
- › Secured landscaped environment
- › Suspended ceilings with recessed Cat II lighting
- › Male and female toilet facilities
- › Carpeting

## PRICE/RENT

Available on application. VAT may be applicable.

## TENURE

The premises are available either freehold or leasehold.

## LEGAL FEES

Each party to be responsible for their own legal costs involved in the transaction.



## UNIT SIZES

Unit 1	3,773 sq ft	350.6m <sup>2</sup>
Unit 2	3,773 sq ft	350.6m <sup>2</sup>
Unit 3	3,773 sq ft	350.6m <sup>2</sup>
Unit 4	3,310 sq ft	307.5m <sup>2</sup>
Unit 5	3,310 sq ft	307.5m <sup>2</sup>
Unit 6	3,310 sq ft	307.5m <sup>2</sup>
Unit 7	3,310 sq ft	307.5m <sup>2</sup>
<b>TOTAL</b>	<b>24,559 sq ft</b>	<b>2,281.8m<sup>2</sup></b>

Measurements are taken off plan and are subject to site verification.

WHITE LION ROAD



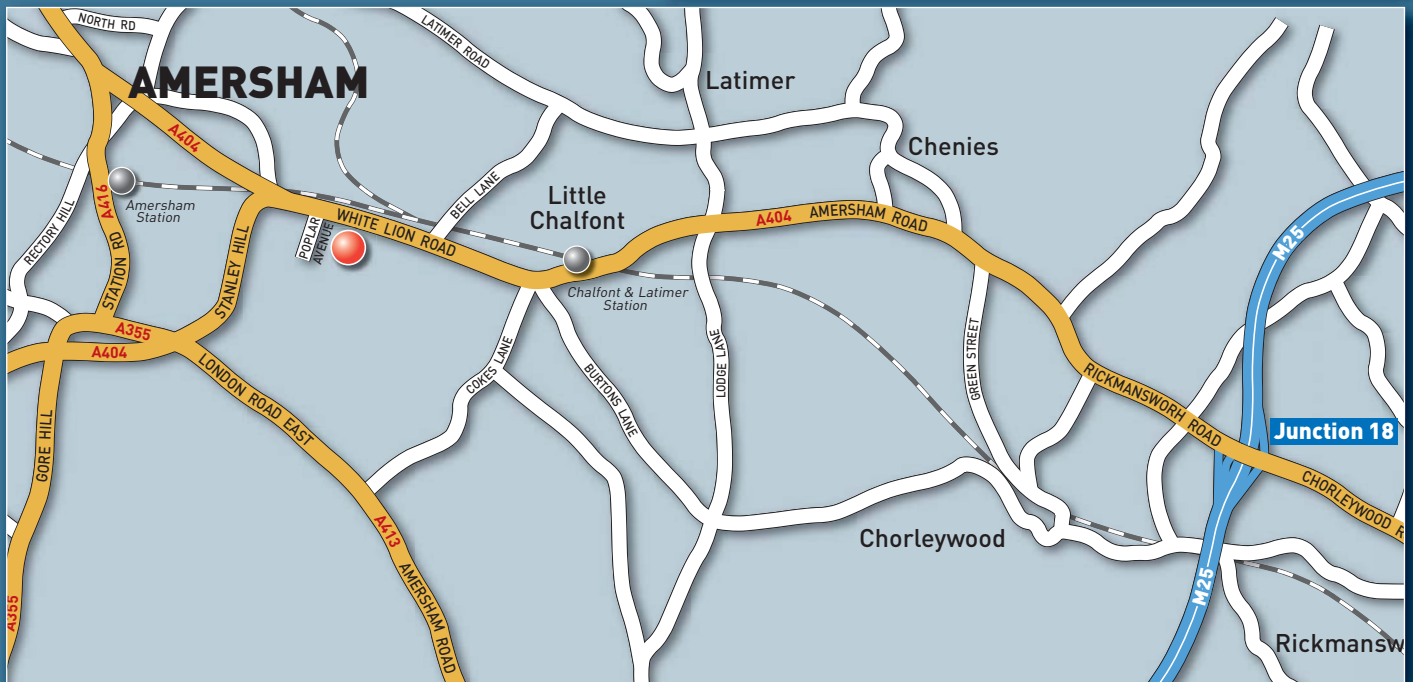
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## LOCATION

Anglo Office Park is a new development which can be found on the southern side of White Lion Road, the A404, on the eastern outskirts of Amersham. The area generally has excellent communications, being 10 minutes' drive from Junction 18 of the M25 at Chorleywood, within 10 minutes' drive of Junction 2 of the M40 at Beaconsfield, and within 2 minutes' drive of Amersham or Chalfont & Latimer stations (Metropolitan Line). In addition, the Chiltern Turbo runs fast and efficient services from Amersham, Chorleywood and Chalfont & Latimer stations to London Marylebone or Aylesbury.



## FURTHER INFORMATION

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www.stupples.com

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