



■ Key features

- Available For Sale or To Let.
- Fantastic location.
- Total site area approx. 1.89 acres (0.76 hectares)
- Mixture of 12 buildings.
- Some Grade II Listed Buildings.
- Timber clad outbuildings.
- Owner/Occupier.

■ Description

A unique site of approximately 1.89 acres which benefits from a mixture of buildings of various construction, single and two storey, outbuildings, some Grade II Listed, print works facility, residential and ancillary uses.

The site is set in a superb location in Old Amersham, close to restaurants, pubs, cafes and shops and has considerable potential. The Maltings has had many uses over its history and was used by Weller Brewery until 1929, before barrage balloon manufacturing during WW2. The site is available For Sale or To Let.

■ Accommodation

Approx. Total	40,849 Sq. ft	3,796 Sq. m
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The approximate total of the site has been calculated on a net internal basis.

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■ Location

Amersham is an affluent town approximately 25 miles north west of Central London. The town benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25. Central London can be reached within approximately 37 mins via the Chiltern Railway and London Underground system. Heathrow Airport is 40 miles to the south east. Amersham and Chalfont & Latimer railway stations are a 3 min drive, served by Metropolitan & National railway services providing regular services to London Marylebone (35 mins) Baker Street & the City of London.

■ Tenure

For Sale or To Let.

■ Price

Price on application.

■ Rates

To be confirmed.

■ EPC

To be confirmed.

■ Legal costs

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

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. Regulated by RICS.

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THE MALTINGS, AMERSHAM

EXISTING BUILDINGS AND USES

Building	Existing Use	Storeys	Sq. m	Sq. ft (GIA)
A	Office	2	361	3,401
B	Store & Premises	2	493	5,307
C	Store & Premises	1	104	1,120
D	Store & Premises	1	75	807
E	Residential	2	96	1,033
F	Store & Premises	1	105	1,130
G	Store & Premises	0.5	986	10,613
H	Residential	1	53	571
I	Residential	2	63	678
J	Store & Premises	1	196	2,110
K	Store & Premises	2	112	1,206
L	Store & Premises	2.5	290	3,122
M	Store & Premises	2	216	2,325
N	Store & Premises	1	540	5,813
O	Store & Premises	1	126	1,356
P	Store & Premises	1	24	258
			3,795	40,849

Please note, these figures are approximate and should not be relied upon.