



Unit 13

Anglo Business Park, Asheridge Road, Chesham, HP5 2QA

MODERN INDUSTRIAL / WAREHOUSE UNIT CHESHAM - TO LET

3,987 sq ft
(370.40 sq m)

- Industrial unit with mezzanine
- Roller shutter door
- LED lighting
- 3 phase power
- 4 parking spaces
- Kitchenette and WCs

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Summary

Available Size	3,987 sq ft
Rent	£40,000 per annum
Rates Payable	£15,094.75 per annum
Rateable Value	£30,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Recently refurbished industrial unit located in Chesham To Let.

The property was constructed in 2007 and provides a ground floor warehouse facility and first floor mezzanine for storage and offices.

Unit 13 has been recently refurbished and benefits from new wiring, plumbing, new LED lighting, new vinyl flooring, roller shutter, kitchen and W/C facilities on the first floor. The ground floor height under the mezzanine is 3m and the mezzanine has a min eaves height of 2.6m and a max eaves of 3m to the ridge.

Externally the property benefits from x4 car parking spaces immediately outside the unit.

Location

The property is located to the rear of Anglo Business Park off Asheridge Road, which is one of the primary business/industrial locations within the town.

Chesham is strategically located to the northwest of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition, there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

Accommodation

The accommodation comprises the following areas:

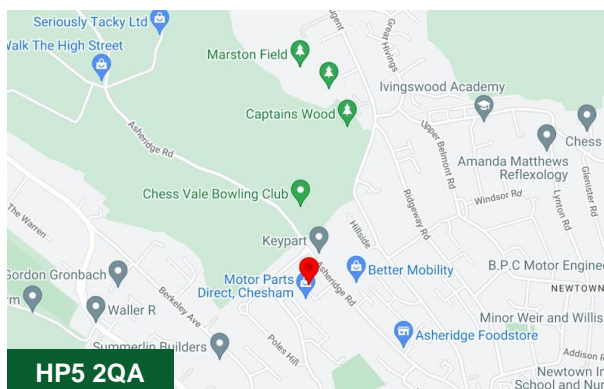
Name	sq ft	sq m	Availability
Ground	2,013	187.01	Available
Mezzanine	1,974	183.39	Available
Total	3,987	370.40	

Terms

The property is available on a new lease direct from the Landlord on terms to be agreed.

Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.



Viewing & Further Information



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