

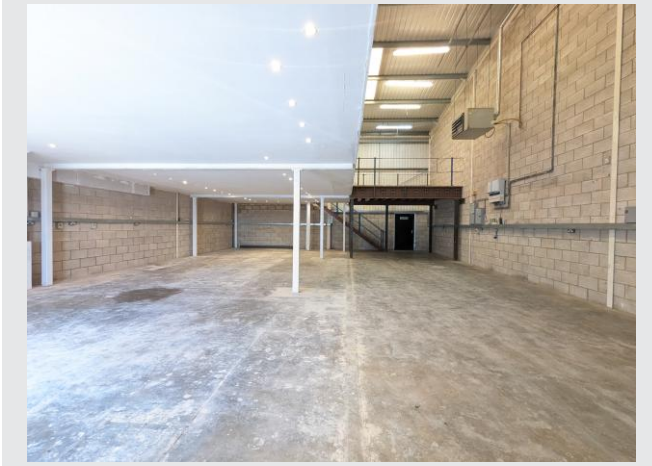
# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

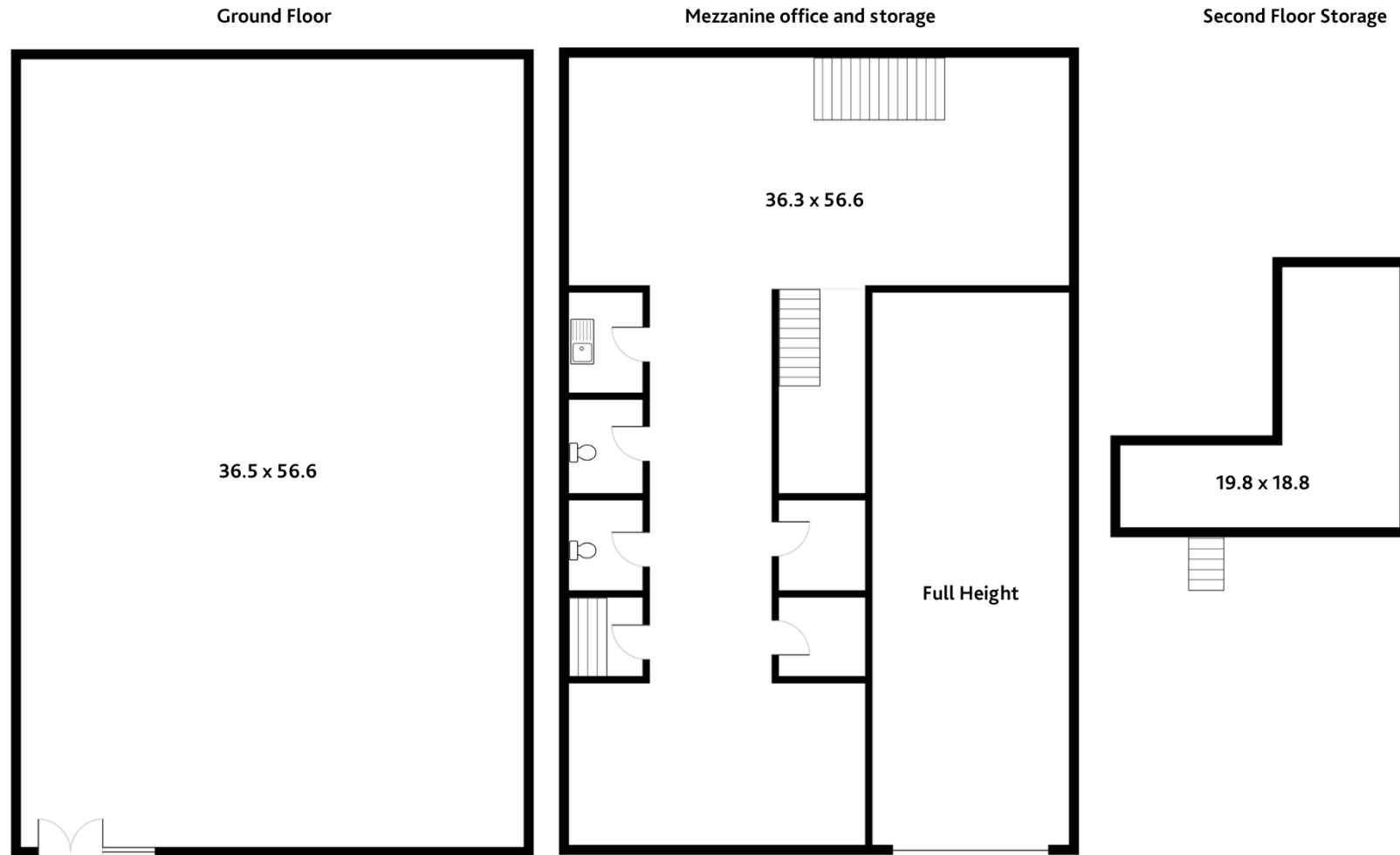
Modern industrial premises with  
offices and car parking

Unit 12, Anglo Business Park, Ashridge Road, Chesham,  
HP5 2QA



## ACCOMMODATION

	Sq ft	Sq m
Ground Floor	2,066	191.9
Mezzanine office and storage	1,528	141.9
Second floor storage	234	21.7
<b>Total:</b>	<b>3,828</b>	<b>355.6</b>



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

## KEY FEATURES

- ✓ Suitable for a range of uses STP
- ✓ Parking for 6 cars
- ✓ Mezzanine offices with kitchenette and w/c facilities
- ✓ Min. eaves to full height area of approx. 22ft
- ✓ 10kW Solar PV system delivering significant supply of free electricity

## LOCATION

The property is situated to the rear of Anglo Business Park off Ashridge Road, one of the town's principal business and industrial areas. Chesham is strategically positioned to the northwest of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent transport communications via the M25, M1 and M40 motorways, together with strong rail connections to Central London through the Metropolitan Line and Chiltern Railways services.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

A modern mid-terrace industrial unit totalling approximately 3,828 sq ft. Currently configured as ground floor showroom/workshop/storage with a mezzanine of approximately 1,528 sq ft and full height loading space of approximately 577 sq ft with roller shutter loading along with a second-floor storage of approximately 234 sq ft. The unit benefits from offices, w/c and kitchen facilities on the mezzanine.

## TERM

A new lease for a term to be agreed, with appropriate rent reviews.

## RENT

£45,500 per annum exclusive

## RATES

Rateable value: £41,750. Interested parties should contact Buckinghamshire Borough Council to verify rates payable.

## ESTATE SERVICE CHARGE

Current estate service charge: £497.80

## VAT

VAT is payable on the rent.

## EPC

C 51

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