

# UNIT 10 ALMA ROAD CHESHAM

HP5 3HB

bf

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Industrial Unit - To Let / May Sell - 1,446 sq ft

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Industrial Unit  
**TO LET / MAY SELL**

## KEY DETAILS

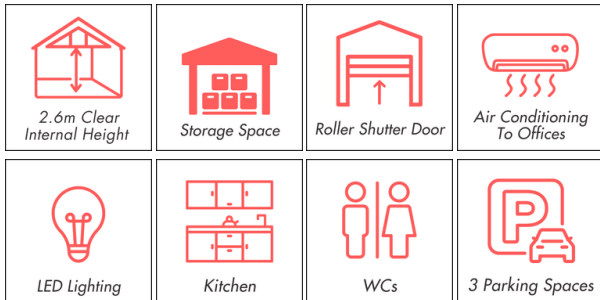
- Recently refurbished
- Workshop / storage space
- Good access to the A41
- Newly installed pitched profile roof
- 3 car parking spaces
- 2.6m clear floor to ceiling height
- Roller shutter access
- Tailgate loading

## DESCRIPTION

Unit 10 is a refurbished mid-terraced industrial unit with ground floor workshop/storage and first floor offices. The ground floor provides 2.6m clear height, front tailgate loading and roller shutter access. The first floor office has new carpets, LED lighting and air conditioning. Facilities include WCs on both floors, a kitchen, mains-fed water heater, and a rear mezzanine for extra storage.

Three parking spaces are allocated.

## AMENITIES



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Warehouse	80.36	865
1st floor office	47.47	511
Mezzanine	6.50	70
<b>TOTAL</b>	<b>134.33</b>	<b>1,446</b>

*These floor areas are approximate and have been calculated on a gross internal basis.*

## LOCATION

Chesham is set in an attractive Chiltern countryside and benefits from excellent road communications being approximately 10 miles from the M25 motorway which can be reached via the A404 to Junction 18 or the A41 dual carriageway to Junction 20. Both the M1 and M40 motorways are within easy striking distance. Nearby towns include Berkhamsted, Amersham and Hemel Hempstead.

Chesham is served by the Metropolitan line underground railway, the station being approximately 0.6 mile from the property and which provides a journey time to London (Baker Street) of approximately 55 minutes.

## TRANSPORT



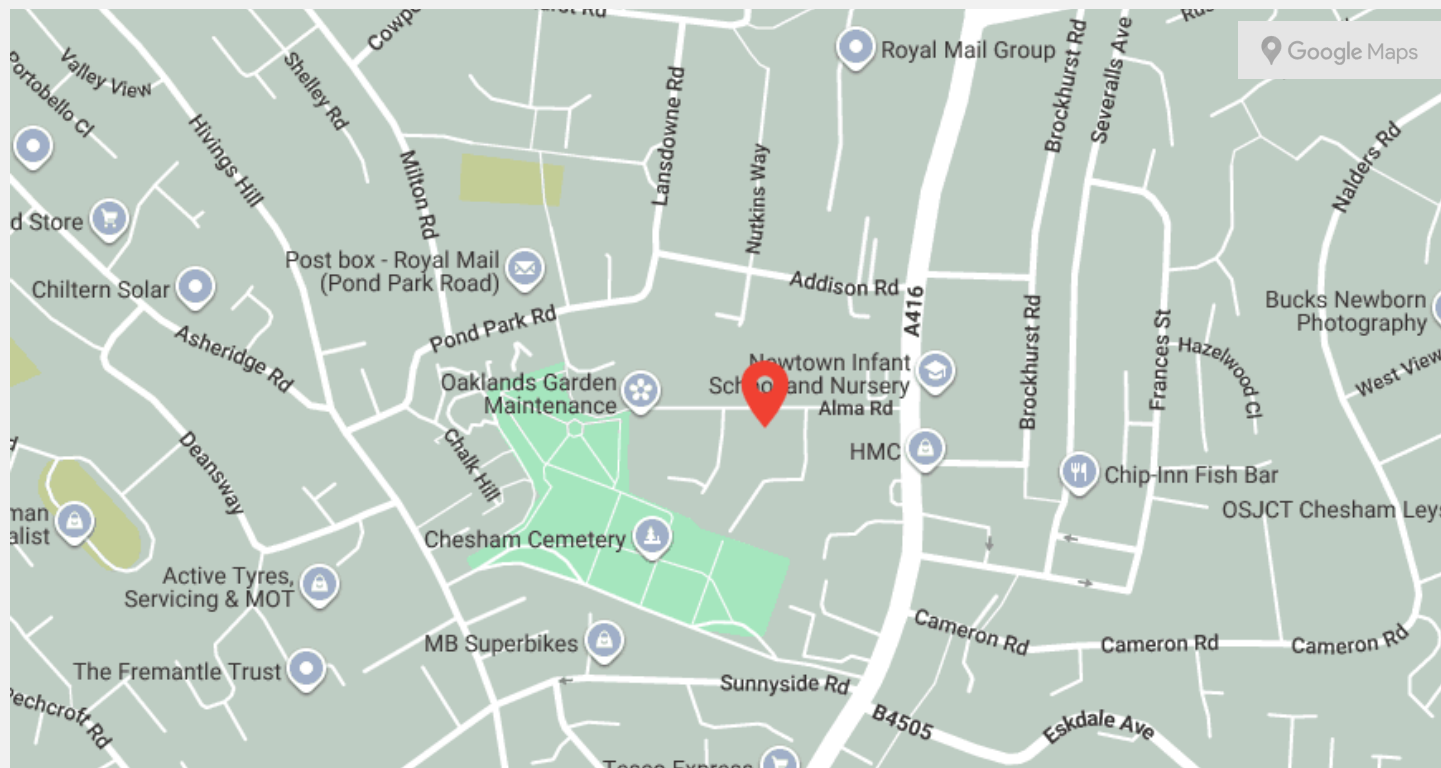
A41 - 3.5 miles



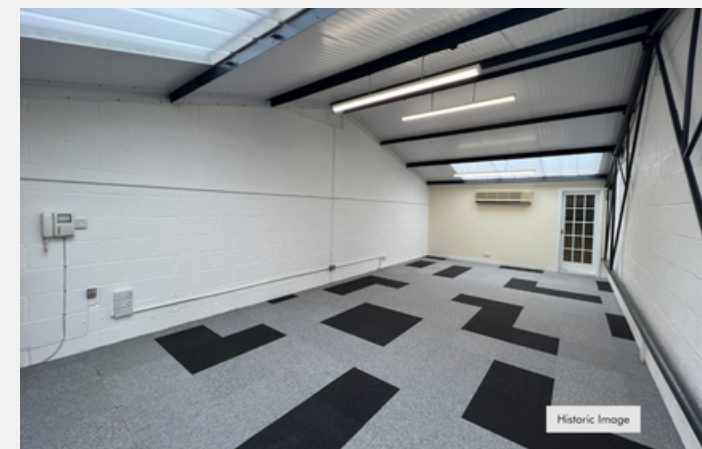
M25 / M1 / M40 - Close-by



Chesham Train Station - 0.6 miles



Historic Image



Historic Image

[///sleeps.bucked.hunter](http://sleeps.bucked.hunter)

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## TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the Freehold may be available

## RENT/PRICE

£20,000 per annum exclusive.

Offers in the region of £250,000 for the Freehold.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £14,500. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Buckinghamshire Council - 0300 131 600.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

The property has an EPC rating of D 87. Details available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

The property is not VAT registered.

# CONTACT

GET IN TOUCH

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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. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.