



AERIAL PARK

Chesham HP5 2QD

80%
LET

- ❑ New industrial/warehouse units to let
- ❑ Unit 1 - 6,130 sq ft available June 2026
- ❑ Unit 6 - 6,144 sq ft available now



AERIAL PARK

Chesham

Aerial Park sits on Asheridge Road, Chesham's principal commercial area north west of the town centre.

The scheme is located 1 mile from the town's busy high street, retail area and walking distance to Chesham underground station.

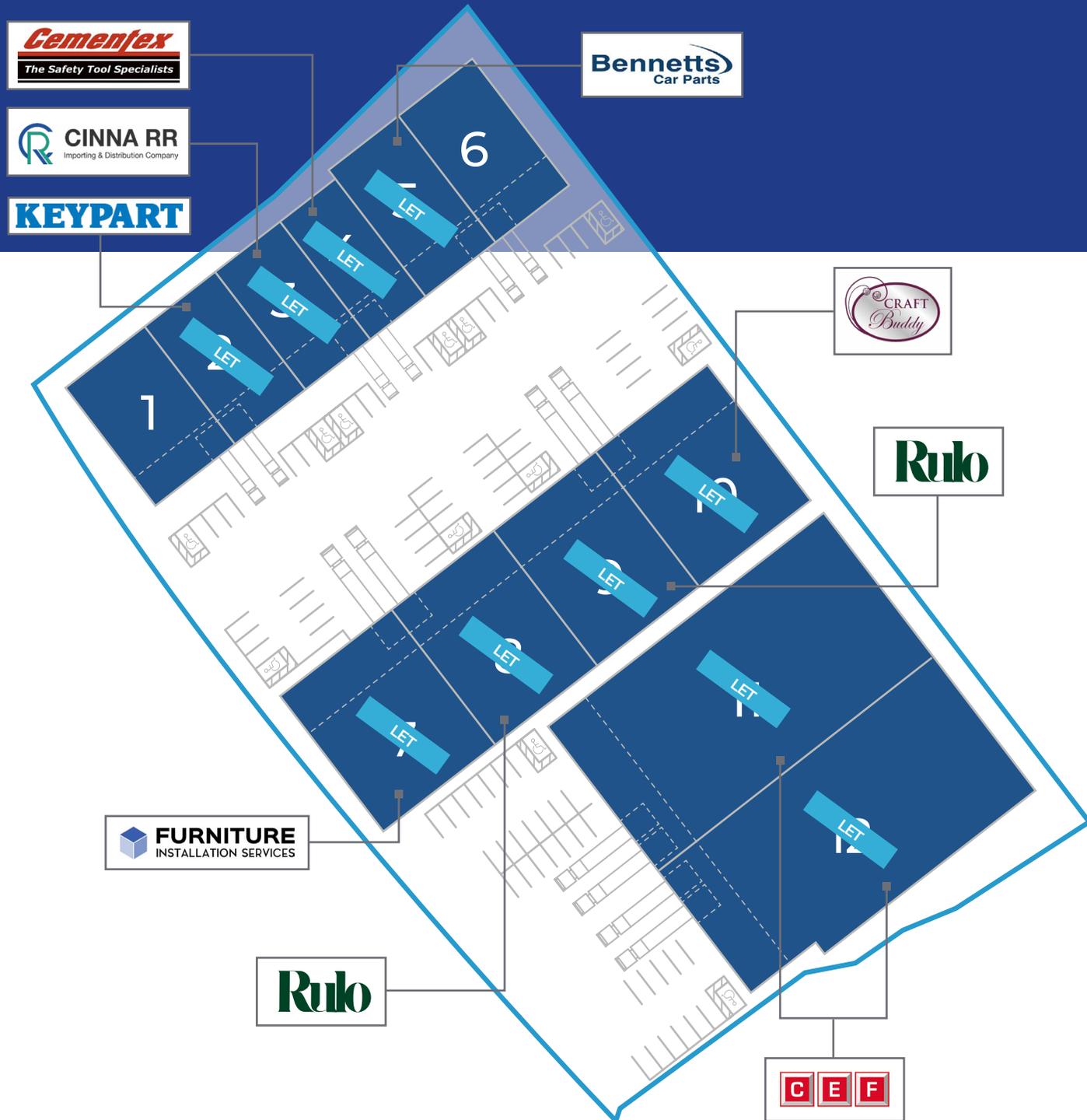
Easy access to M40/M25/M1 motorways.

GREEN CREDENTIALS

The developer employs the latest environmentally friendly technologies. The scheme will ensure a minimum 11.2% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels to units 11 & 12
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- EPC Grade B for all remaining units



ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Unit	Ground floor	First floor	Total
1	4,867	1,263	6,130
6	4,951	1,193	6,144



UNIT 1 & 6

6,130 & 6,144 sq ft



Units 1-6
min 6.5m clear
internal height



Electric
loading doors



Landscaped
environment



Secure
site



12 year collateral
warranty available



First floor for storage or fitting out as office space



37.5kN sq m floor loading minimum

SPECIFICATION

Industrial/warehouse units, each featuring a mezzanine floor and a single WC.

Unit 1 and Unit 6 both benefit from fully fitted first floor mezzanine accommodation to include LED lighting, carpeted and heated office space.



Internal photo from Unit 6



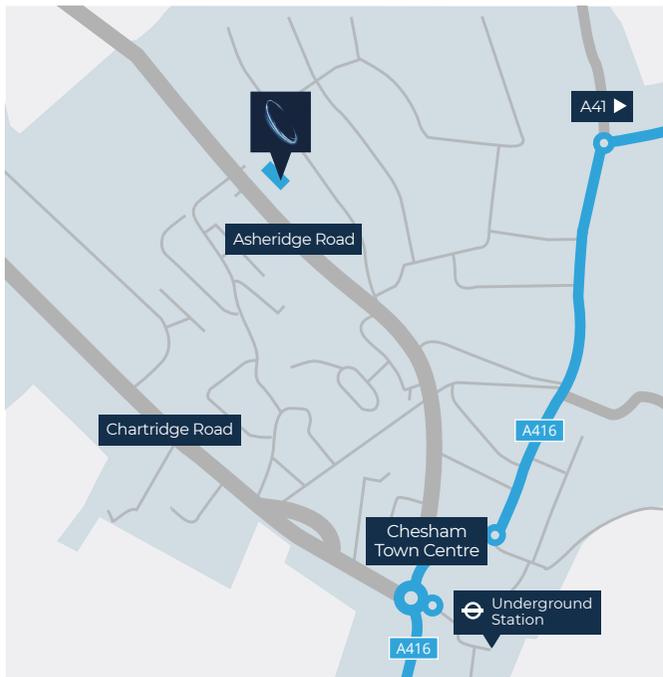
Internal photo from Unit 6

PLANNING USE

B8 (warehouse) use.

TERMS

Leasehold only. New Full Repairing & Insuring leases available terms by arrangement.



TRAVEL DISTANCES

ROAD

Chesham town centre	1 mile
M25 J18	8.1 miles
M25 J20	11.4 miles
M1 J8	11.6 miles
Hemel Hempstead	9.6 miles
High Wycombe	12.3 miles
Watford	14 miles
Uxbridge	18 miles
Park Royal	25 miles

RAIL

Chesham London Underground	1.1 miles
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Travel Times:

London Baker Street	56 min
London King's Cross	1 hour

AIRPORT

Heathrow Airport	24.5 miles
Luton Airport	22.3 miles



ASHERIDGE ROAD
CHESHAM HP5 2QD

More information available through the joint marketing agents:



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