



# UNIT 16B CHILTERN COURT ASHERIDGE ROAD CHESHAM

HP5 2PX

**bf.**

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*Office Suite - To Let - 743 Sq.ft*

# 16B CHILTERN COURT CHESHAM

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Office Space  
**TO LET**

## KEY DETAILS

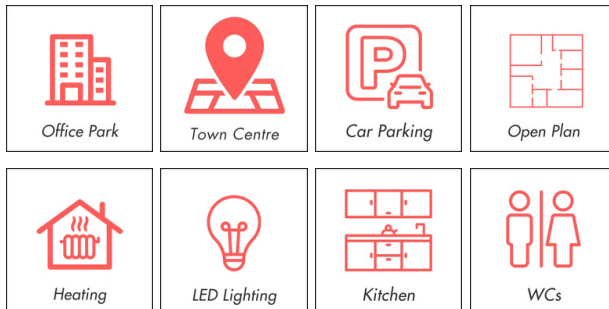
- 3 car parking spaces
- Suspended ceiling
- LED Lighting
- New kitchen unit
- Gas-fired central heating
- Modern refurbished first floor WC

## DESCRIPTION

Chiltern Court is a courtyard-style development of 19 individual office buildings. Unit 16B is a first-floor office suite within an end-of-terrace building at the rear of the estate, offering approximately 743 Sq.ft of refurbished accommodation. The works included new ceiling tiles, LED lighting, a modern kitchen, and upgraded WC.

The suite benefits from 3 allocated parking spaces to the front of the property.

## AMENITIES



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## LOCATION

Chiltern Court is located on the northern side of Chesham, within the established Asheridge Road business area, approximately ¾ mile from the town centre.

Chesham offers good road links, with the M25 (J18 via A404 or J20 via A41), M1 and M40 all within easy reach. Nearby towns include Berkhamsted, Amersham and Hemel Hempstead. The Metropolitan line serves Chesham station, located around 1 mile from the property.

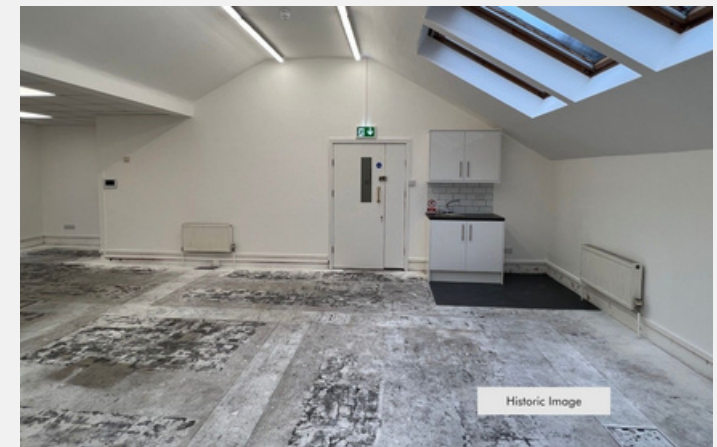
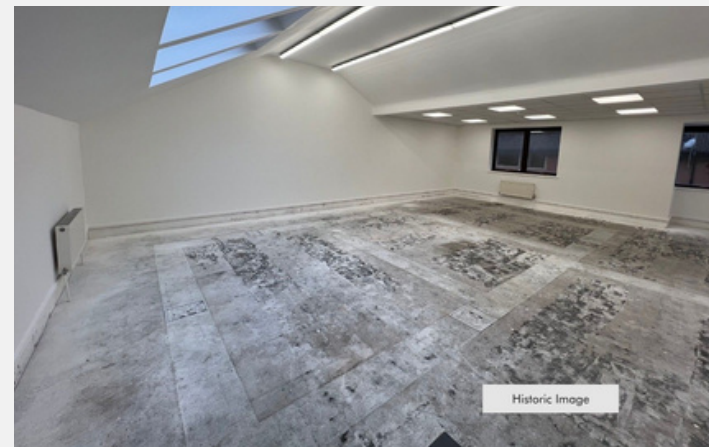
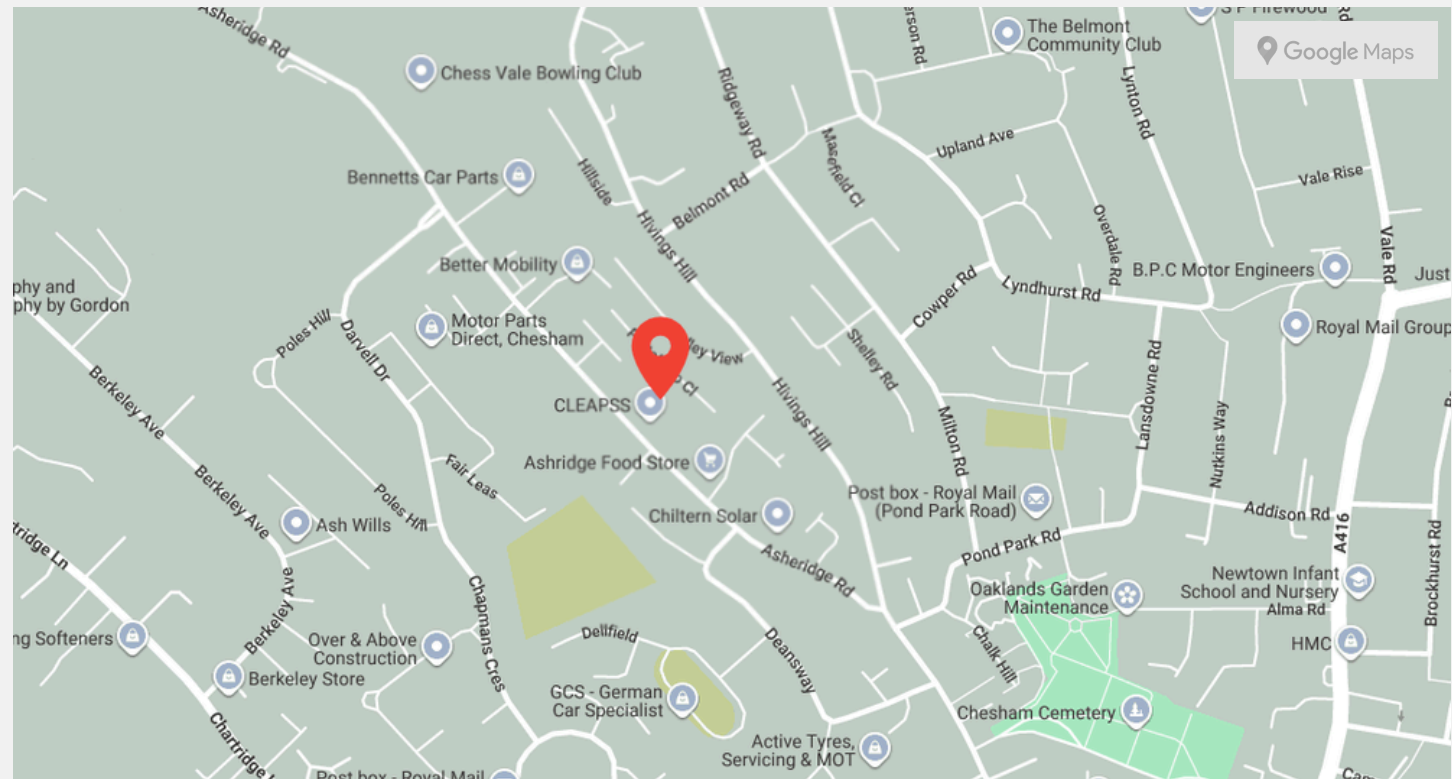
## TRANSPORT

-  M25 - 10 miles
-  M1 - 6.5 miles
-  M40 - 14 miles
-  Met Line Underground - 1 mile

## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor	743	69.03

*This floor area is approximate and has been calculated on an IPMS 3 basis.*



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## TENURE

The property will be let on a new lease direct from the landlord.

## RENT

£12,500 per annum exclusive plus VAT.

## SERVICE CHARGE

An annual service charge will be payable towards the maintenance and upkeep of the estate, details available on request.

## EPC

The property has an EPC rating of C 66. Details available upon request.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £10,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Buckinghamshire Council - 0300 131 6000. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH

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