

01494 723999

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## CHESHAM

1 & 2 HOWARD INDUSTRIAL ESTATE, CHILTON ROAD, HP5 2AU

### TO LET

5,600 SQ FT (520.26 SQ M) OR 2,800 SQ FT (260.13 SQ M)

INDUSTRIAL UNITS ON POPULAR ESTATE WITH  
ON SITE PARKING (CAN BE LET TOGETHER OR  
SEPARATELY)

SUITABLE  
FOR  
TRADE  
COUNTER  
USE



#### Location

The property is located on the popular Howard Industrial Estate, which is situated just off the Berkhamsted Road to the north east of Chesham town centre.

Chesham is located to the north west of London within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area has good communications provided by the M25 via the A41 (M), the M1 and the M40 motorways. There is a direct train link to London on the Metropolitan line.



[www.chandlergarvey.com](http://www.chandlergarvey.com)

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

## Description

The two units are located end of terrace being the first two units on arrival, they are steel portal framed industrial units and offer flexible business accommodation.

### UNIT 1

2,800 sq ft (260 sq m) this area is measured on gross external measurements.

Unit 1 has approx 965 sq ft of modern offices including a comms rooms. These were installed by the outgoing occupier and can be left in situ for a new occupier or removed depending on your requirements.

• On-site parking	• 3 phase electrics
• Solid concrete floor	• 4m / 5m eaves height
• Roller shutter door	• Gas space heater
• CAT V cabling throughout	• Kitchenette
• WC	• Modern Offices

### UNIT 2

2,800 sq ft (260 sq m) this area is measured on gross external measurements.

• On-site parking	• 3 phase electrics
• Solid concrete floor	• 4m / 5m eaves height
• Roller shutter door	• Kitchenette
• WC	

## Rental

£11.50 per sq ft

## Lease

The property is available on a new full repairing and insuring lease.

## Rateable Value

Unit 1: £18,750.

Unit 2: £ 19,250

For further information please contact Chiltern District Council.

## Energy Performance Certificate E122

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Viewing

For further information please contact:-

**Chandler Garvey**

**Albert Chandler**

**01494 723999**

[afc@chandlergarvey.com](mailto:afc@chandlergarvey.com)



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SUBJECT TO CONTRACT