

SECOND FLOOR BRANDON HOUSE 90 THE BROADWAY CHESHAM

HP5 1EG

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brasierfreeth.com

2nd Floor Open Plan Town Centre Office - To Let - 4,147 Sq.ft

2ND FLOOR BRANDON HOUSE CHESHAM

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Office Space
TO LET

KEY DETAILS

- Open plan offices with partitioned meeting rooms
- Carpeted floors throughout
- Air conditioned
- Kitchenette/breakout area
- WC facilities on first and second floors
- Cost effective town centre space

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Second floor	385.27	4,147

This floor area is approximate and has been calculated on a IPMS3 basis.

AMENITIES

 Open Plan	 LED Lighting	 Air Conditioning	 Good Natural Light
 Kitchenette	 WCs	 Town Centre	 Excellent Transport Links



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DESCRIPTION

Situated in a prominent position on Chesham High Street, this second-floor office suite offers modern, well-presented workspace within a character building at the heart of the town centre.

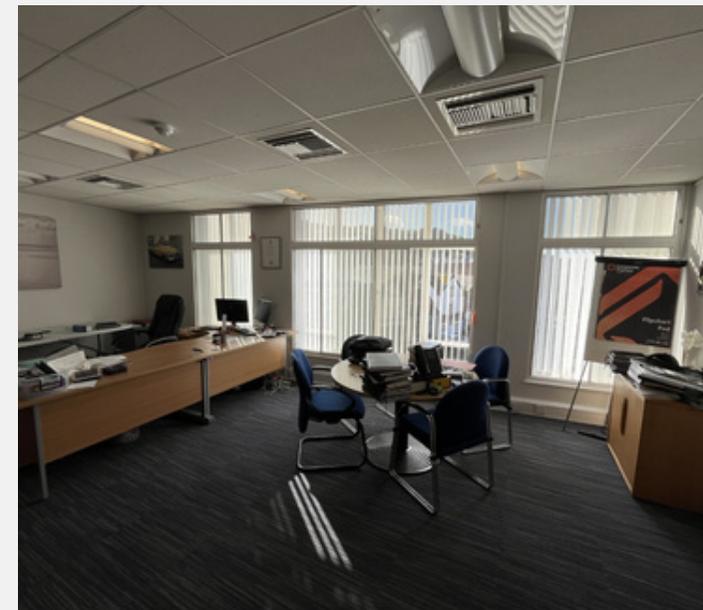
The office accommodation features part LED panel lighting, carpeting throughout, partitioned offices and open plan areas and suspended ceilings. It also benefits from a kitchenette and breakout area, WC facilities on both the first and second floors, and wall-mounted power and data sockets. The suite does have an air conditioning system.

This versatile office space is well-suited for professional services, creative businesses, and organisations seeking a central Chesham base with modern specifications.

Available from March 2026, the suite offers affordable office space close to Chesham train station.

Car parking is available at nearby car parks including Star Yard, with annual season tickets available from Bucks Council at £849.20 per space per year as follows:

- Albany Place car park - 4 minute walk. £4.20 per day.
- Watermeadow car park - 7 minute walk. £3.80 per day.
- East Street (limited spaces) - 2 minute walk. £3.80 per day.





2nd FLOOR EXISTING LAYOUT PLAN



Adex Interiors
5 Avebury Court
Mark Road
Hemel Hempstead
Hertfordshire
HP2 7TA

Tel: 01442 232327
Fax: 01442 262713
Email: info@adex.co.uk
Web: www.adex.co.uk



Client
90 The Broadway

Project
High Street
Chesham
Buckinghamshire HP5 1EG

Description
2nd Floor General Arrangement
Layout Plan.

Drawing No. 3716 - 03	Rev. No.
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LOCATION

The property is located in a central High Street position with easy access to shops, cafés, and other local amenities, while Chesham Underground Station (Metropolitan Line) is only a short walk away.

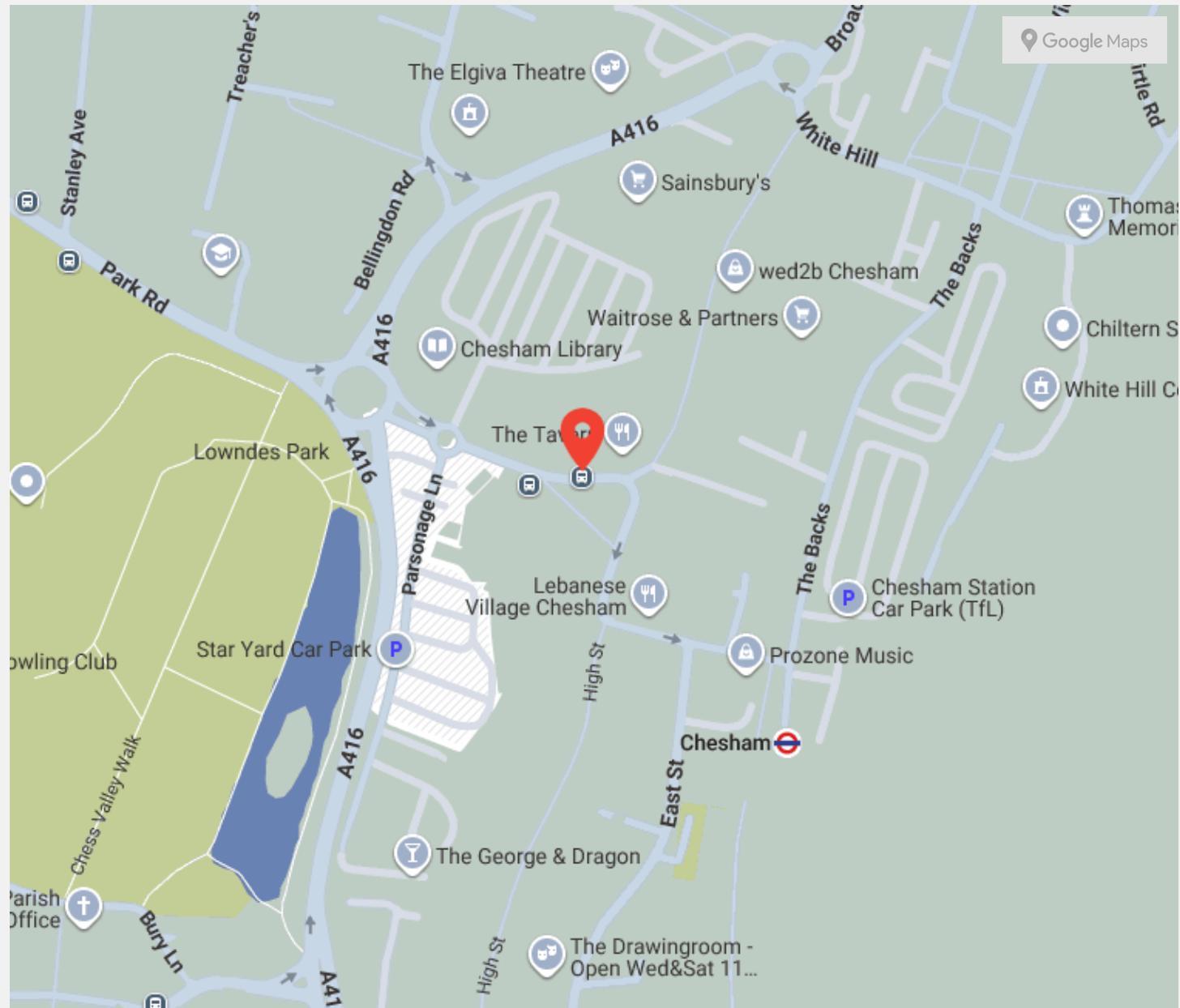
Chesham is well placed to the north west of London, with nearby regional centres including Watford, Hemel Hempstead, and High Wycombe.

The town benefits from strong transport links via the M25, M1, and M40 motorways.

Public parking is readily available close by, with several car parks within walking distance, including Water Meadow, Albany Place, and Star Yard, offering both short and long-stay options.

TRANSPORT

-  Chesham Underground Station - Short walk
-  Access to M25, M1 & M40
-  Broadway Stop B - Outside property



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TERMS

Available on a new lease direct from the Landlord on terms to be agreed.

RENT

£45,000 per annum.

SERVICE CHARGE

Circa £4,500 pa plus building insurance and utilities.

EPC

The property has an EPC rating of C 68. Details available upon request.

VAT

Not applicable.

LEGAL COSTS

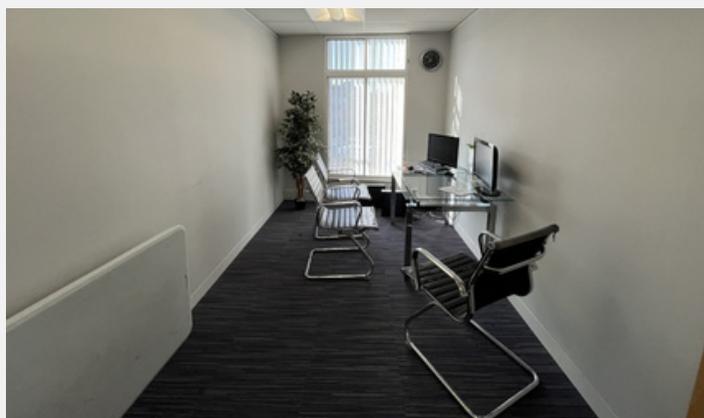
Each party to be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £22,500. The rates payable will be £2.95 per Sq.ft. 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.

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CONTACT

GET IN TOUCH

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