



AERIAL PARK

Chesham HP5 2QD

TO LET



- ❑ 12 New industrial/warehouse units
- ❑ 4,217 to 43,573 sq ft (units 11 & 12 combined)
- ❑ Ready for occupation now

www.aerialpark.co.uk



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.

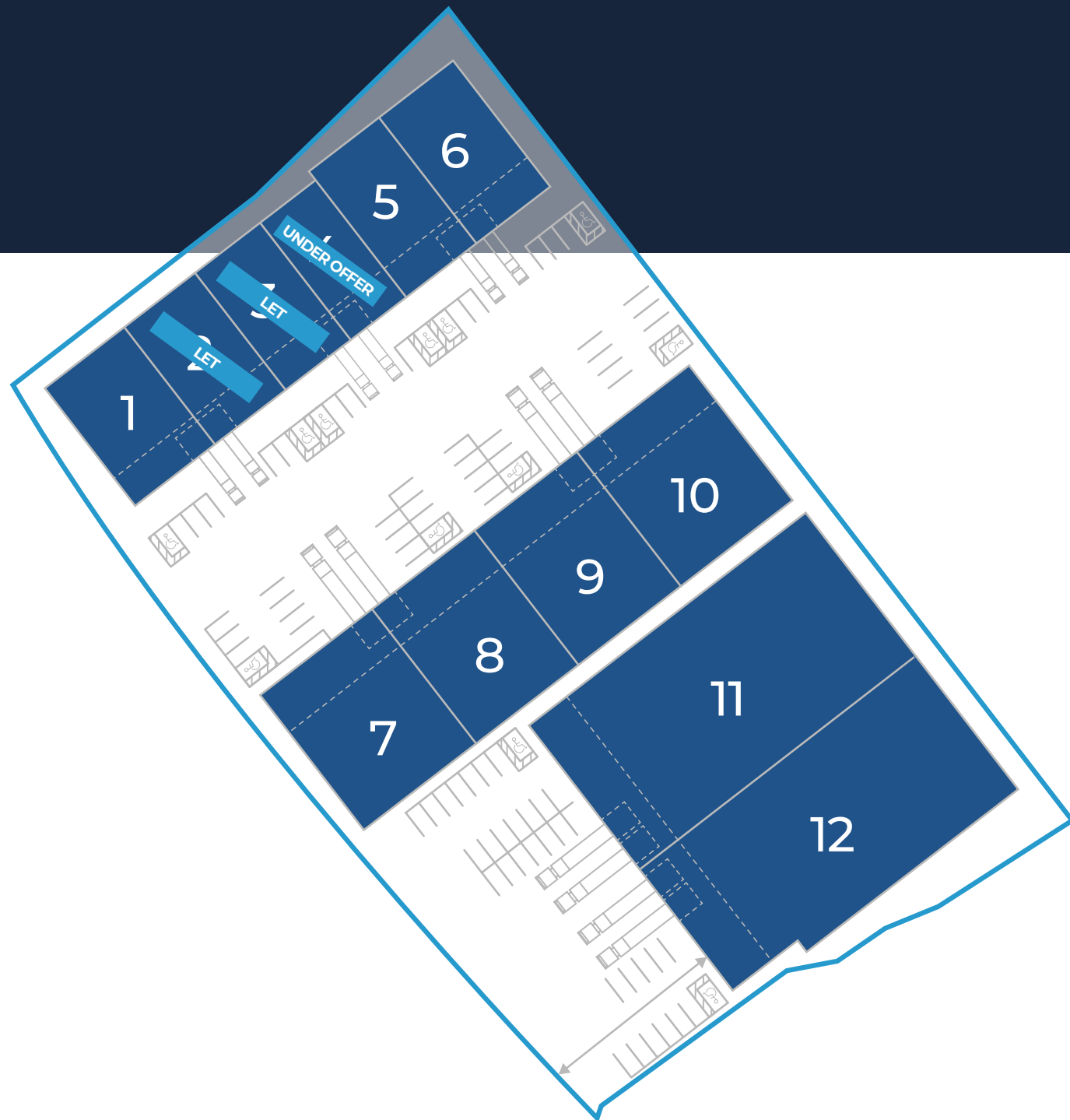
Easy access to M40/M25/M1 motorways.

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



ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Unit	Ground floor	First floor	Total
1	4,867	1,263	6,130
2			LET
3			LET
4			UNDER OFFER
5	4,510	1,084	5,594
6	4,951	1,193	6,144

Unit	Ground floor	First floor	Total
7	7,870	2,163	10,033
8	7,091	1,953	9,044
9	7,086	1,953	9,039
10	7,875	2,173	10,048

Unit	Ground floor	First floor	Total
11	20,218	2,763	22,981
12	18,257	2,335	20,592



UNITS 1-10

4,217 up to 38,164 sq ft

(units 7-10 combined)



Units 1-6
min 6.5m clear
internal height



Electric
loading doors



Units 7-10
8.4m clear
internal height



Landscaped
environment



Secure
site



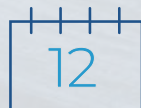
Ability to
combine units



37.5kN sq m
floor loading
minimum



First floor for
storage or fitting
out as office space



12 year collateral
warranty available

SPECIFICATION

Industrial/warehouse units finished to a shell specification for occupiers to undertake fit out to suit their own specific occupational needs.

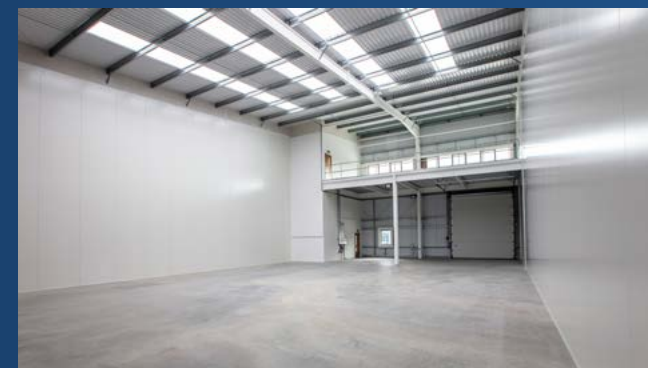
PLANNING USE

B8 (warehouse) use.

TERMS

Leasehold only.

New Full Repairing & Insuring leases available terms by arrangement.



UNITS 11-12

20,592 up to 43,573 sq ft

(units 11-12 combined)



Ability to
combine units



First floor for
storage or fitting
out as office space



8.4m clear
internal height

11



31m yard
depths



Secure
site



Lift



Electric
loading doors



37.5kN sq m
floor loading
minimum

12



12 year collateral
warranty available





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
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate.
VAT may be applicable to rent/price quoted. November 2022.

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