



AERIAL PARK

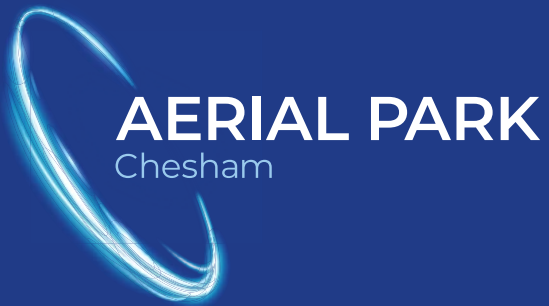
Chesham HP5 2QD

75%
LET

- ❑ New industrial/warehouse units to let
- ❑ 4,918 to 18,083 sq ft
- ❑ Ready for occupation now

www.aerialpark.co.uk

 **LONGMEAD**
CAPITAL



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.

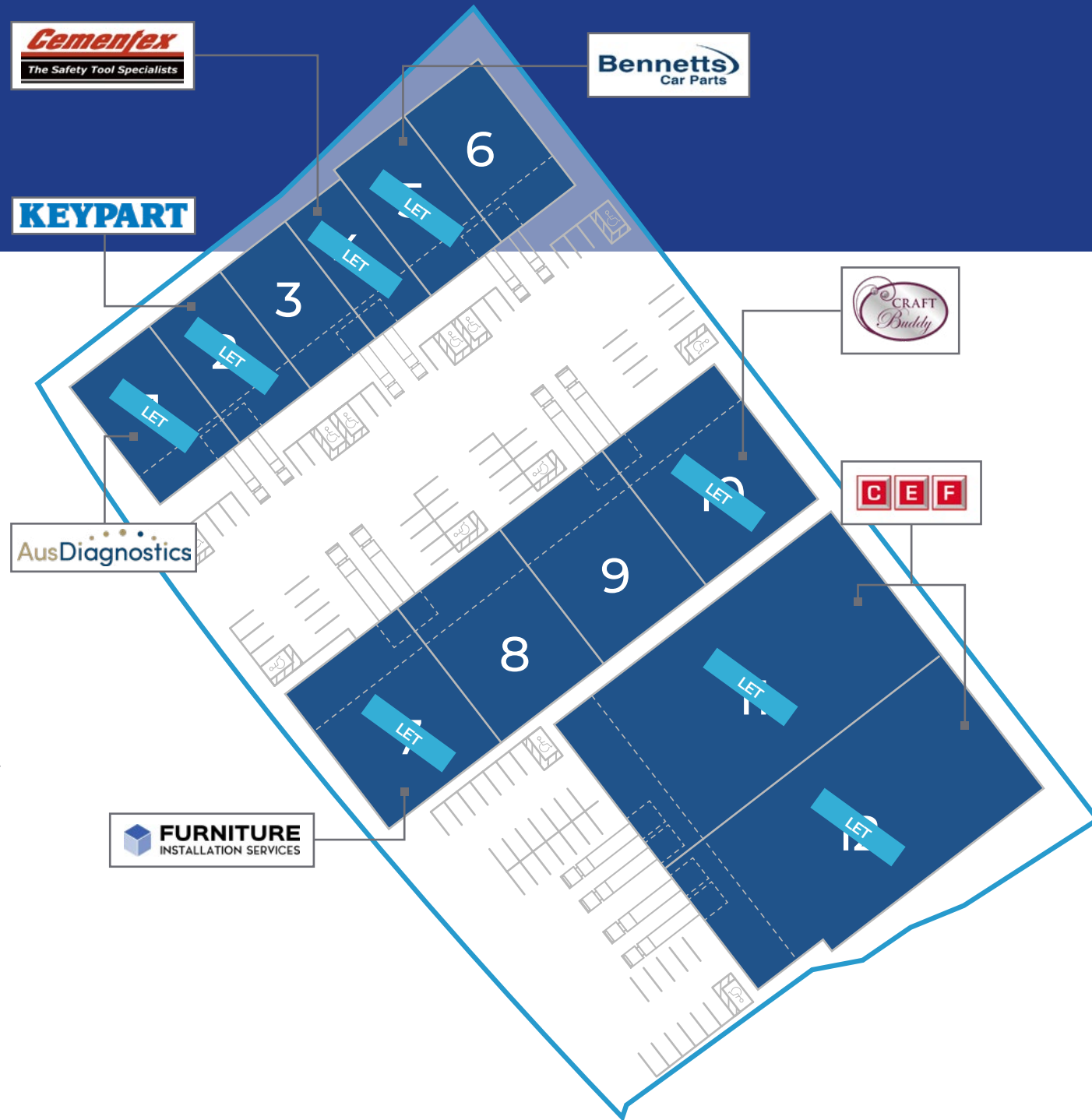
Easy access to M40/M25/M1 motorways.

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 |
|------|--------------|-------------|-------|
| 3 | 3,905 | 1,013 | 4,918 |
| 6 | 4,951 | 1,193 | 6,144 |

| Unit | Ground floor | First floor | Total |
|-------|--------------|-------------|--------|
| 8 | 7,091 | 1,953 | 9,044 |
| 9 | 7,086 | 1,953 | 9,039 |
| Total | | | 18,083 |

Units 8 and 9 can be combined



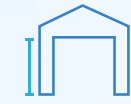
UNITS 3, 6, 8 & 9

From 4,918 sq ft

Ability to combine units



Ability to combine units



Units 5-6
min 6.5m clear
internal height



Electric
loading doors



First floor for
storage or fitting
out as office space



Units 7-10
8.4m clear
internal height



Landscaped
environment



Secure
site



12 year collateral
warranty available



37.5kN sq m
floor loading
minimum

SPECIFICATION

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

Units 3 and 6 have fitted mezzanine offices which benefit from LED lighting, a suspended ceiling and carpeting. Unit 3 offices also feature air conditioning, whilst Unit 6 offices have electric heating.

Units 8 and 9 have open mezzanines for occupiers to undertake fit out to suit their own specific occupational needs.



Internal photo from Unit 6



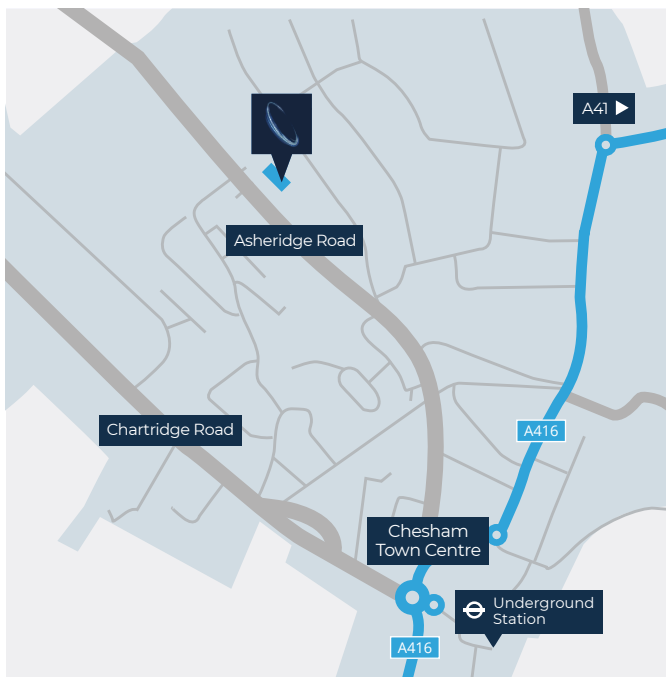
Internal photo from Unit 6

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 |
|----------------------------|-----------|

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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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. April 2025.

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