



UNITS 1 & 2
CHESHAM BUSINESS PARK
TOWNSEND ROAD
CHESHAM

HP5 2AA

UNITS 1 & 2 CHESHAM BUSINESS PARK

HP5 2AA

Trade Counter / Warehouse Space
TO LET

KEY DETAILS

- Clear height - 4.43m
- Front parking area for up to 15 vehicles
- Potential to fence & secure yard
- New lease available
- Located opposite Wickes main entrance
- Walking distance to Met Line Underground Station
- Close proximity to Sainsburys & Waitrose
- Suitable for a variety of uses (STPP)

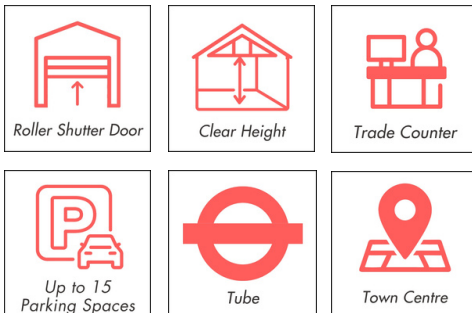
DESCRIPTION

The property comprises a well established trade counter style unit of frame construction with brick elevations and a roller shutter loading door to the forecourt. The warehouse provides a clear internal height of 4.43m to the underside of the beam.

Internally, the accommodation provides a painted concrete floor, fluorescent strip lighting and translucent roof panels. Heating is via gas fired warm air blowers.

To the front of the site is a yard area providing up to 15 car parking spaces. The loading area could be fenced and secured to create a dedicated yard if required (STPP).

AMENITIES



UNITS 1 & 2 CHESHAM BUSINESS PARK

HP5 2AA

Trade Counter / Warehouse Space

TO LET

ACCOMMODATION

The property comprises the following approximate floor areas:

	Size Sq.m	Size Sq.ft
Warehouse Area	811.81	8,738





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

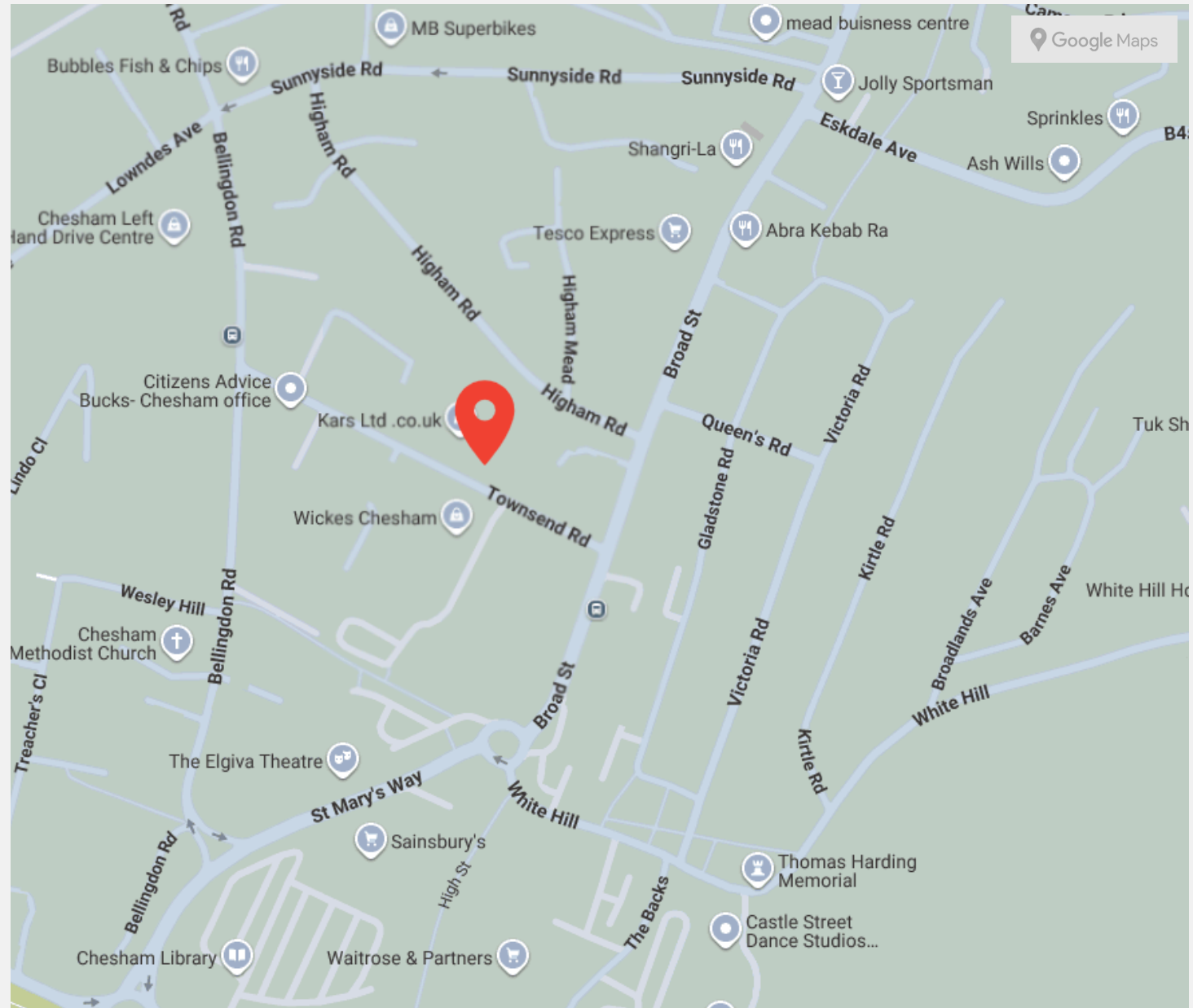
LOCATION

The premises are located on Townsend Road, approximately 0.3 miles north of the town centre, with excellent access to the A41 dual carriageway via Broad Street.

The A41 provides strong regional connectivity, including links to the M25 and wider motorway network. The property sits within an established trade location, close to Wickes and Crown Business Centre, where occupiers include Wolseley.

TRANSPORT

-  M25 - 10 miles
-  M1 - 6.5 miles
-  A41 - 3.6 miles
-  Met Line Underground - 1 mile



UNITS 1 & 2 CHESHAM BUSINESS PARK

HP5 2AA

TENURE

A new lease is available for a term to be negotiated.

RENT

£82,500 per annum exclusive (£9.50 per Sq.ft).

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £46,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Chiltern District Council – 01494 729000.

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.

VAT

Charged at the prevailing rate.

CONTACT

GET IN TOUCH

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

Brasier Freeth LLP

01442 263033

enquiries@brasierfreeth.com

APRIL 2026

[brasierfreeth.com](https://www.brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.