

11 POWER HOUSE HIGHAM MEAD CHESHAM

HP5 2AH

bf
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For Sale/To Let, self-contained first floor office space

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Office Space
FOR SALE/TO LET

KEY DETAILS

- Town centre location
- Flexible space
- Rare opportunity to purchase

DESCRIPTION

The property comprises a first floor office unit within a converted Victorian era power station.

The office is carpeted and offers strip lighting, perimeter trunking, wall mounted heating and WC.

The property is allocated 1 car parking space, there is additional car parking available across the communal car parking spaces.

AMENITIES



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EPC

The property has an EPC rating of E118. Details available upon request.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
First	450	41.8

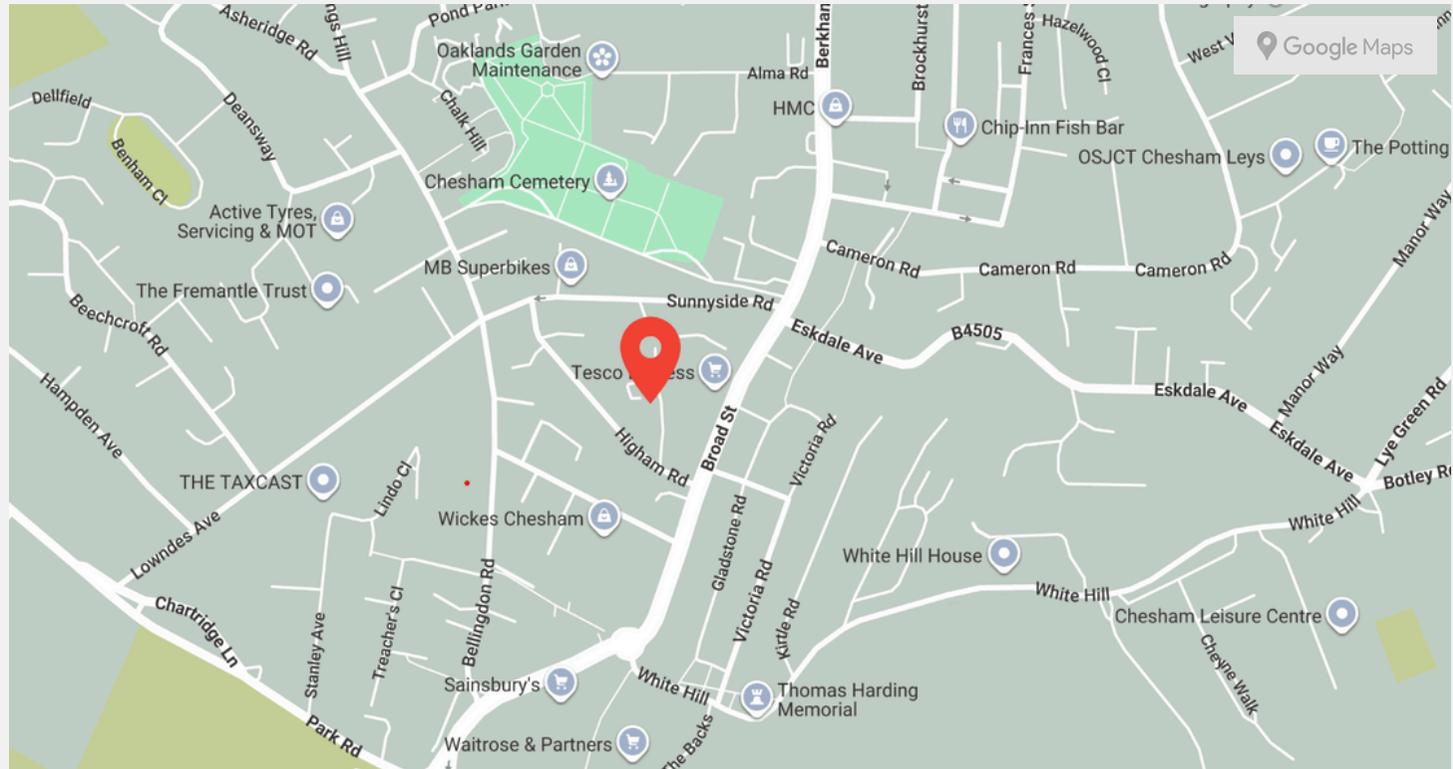
This floor area is approximate and has been calculated on a IPMS3 basis.

LOCATION

The property is situated within the original converted Power House Building on the Higham Mead Estate, accessed via Higham Way. The property offers good transport connections, with A404 providing access to the M25 (Junction 18), as well the A41 connecting nearby business centres such as Aylesbury, Hemel Hempstead and Watford. The property is within walking distance of Chesham Town Centre and amenities.

TRANSPORT

- 🚇 Chesham Underground - 10 min walk
- 🚗 Amersham Station - 10 min drive



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TENURE/TERMS

The property is available either for sale of the long leasehold or to let, with the term to be agreed.

PRICE/RENT

Offers invited in excess of £75,000 plus VAT. Or to Let at £7,000 per annum exclusive.

SERVICE CHARGE

We understand there is a service charge and this is to be confirmed.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £4,100. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Chiltern District Council - 0300 131 6000.

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.

CONTACT

GET IN TOUCH

DECEMBER 2025

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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.