



206-208 Bellingdon Road, Chesham, HP5 2NN

For Sale | 25,931 sq ft

WAREHOUSE INDUSTRIAL OFFICE DEVELOPMENT SITE FOR SALE

**206-208 Bellingdon Road, Chesham,
HP5 2NN**

FOR SALE

Summary

- Size: 25,931 sq ft
- Price: Price on application
- Rates payable: £39,312 per annum 2023
- Rateable value: £72,000

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Description

Freehold owner occupier site for sale, Chesham. The site consists of three main areas:

- A single-storey warehouse with front loading area, 9 roller shutter doors, 2 WCs, and offices on two floors accessed by an external staircase.
- A three-storey office building with cellular offices, kitchen, and WCs, served by a circular staircase. Parking is available at the front
- A steel-framed single-storey building used as a foundry, with lower-than standard eaves height and two roller shutter doors. Additional external storage or parking is available behind the office building.

The site is accessed via a shared road from Bellingdon Road, and there is a secure gate at the entrance shared with the adjacent tenant.

Location

The property is located off Bellingdon Road, Chesham, with convenient access to the town centre and the A41. Chesham is well-positioned within easy reach of Watford, Hemel Hempstead, and High Wycombe, with excellent transport links via the M25, M1, and M40, as well as the Metropolitan Line and Chiltern Railways.



Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on the buyer. Prospective buyers will need to provide proof of identity and residence in addition to proof and source of funds.

VAT

To be confirmed

Legal fees

Each party to bear their own costs

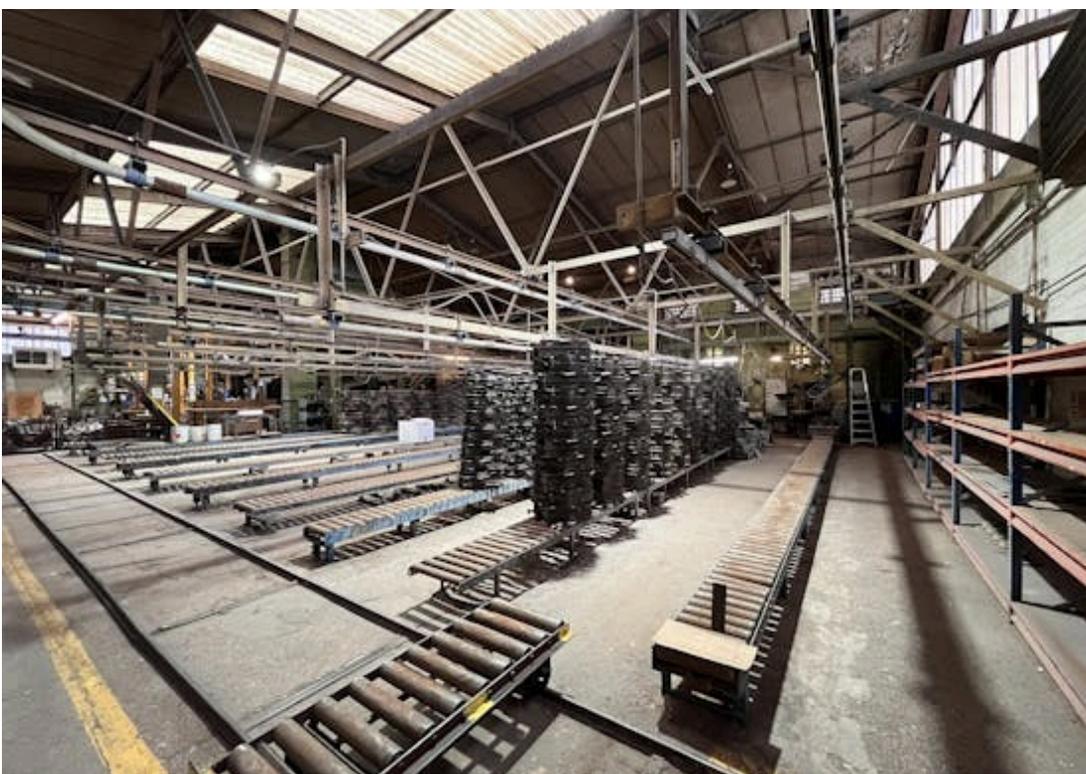
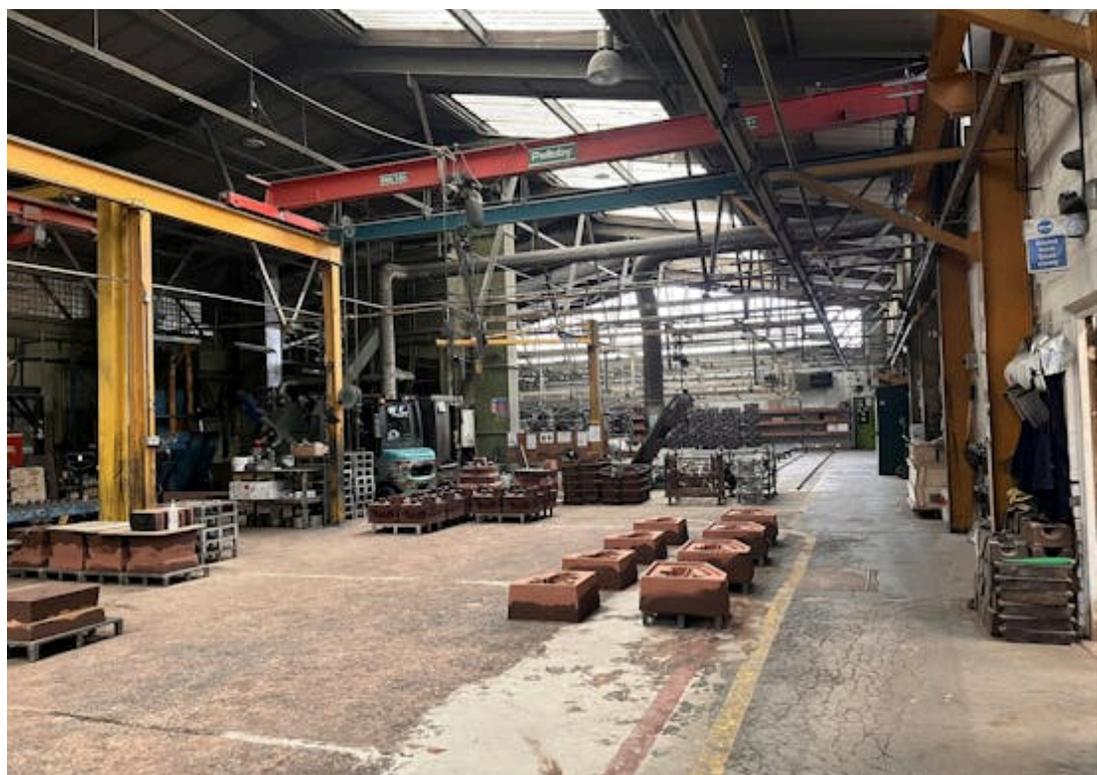
Accommodation

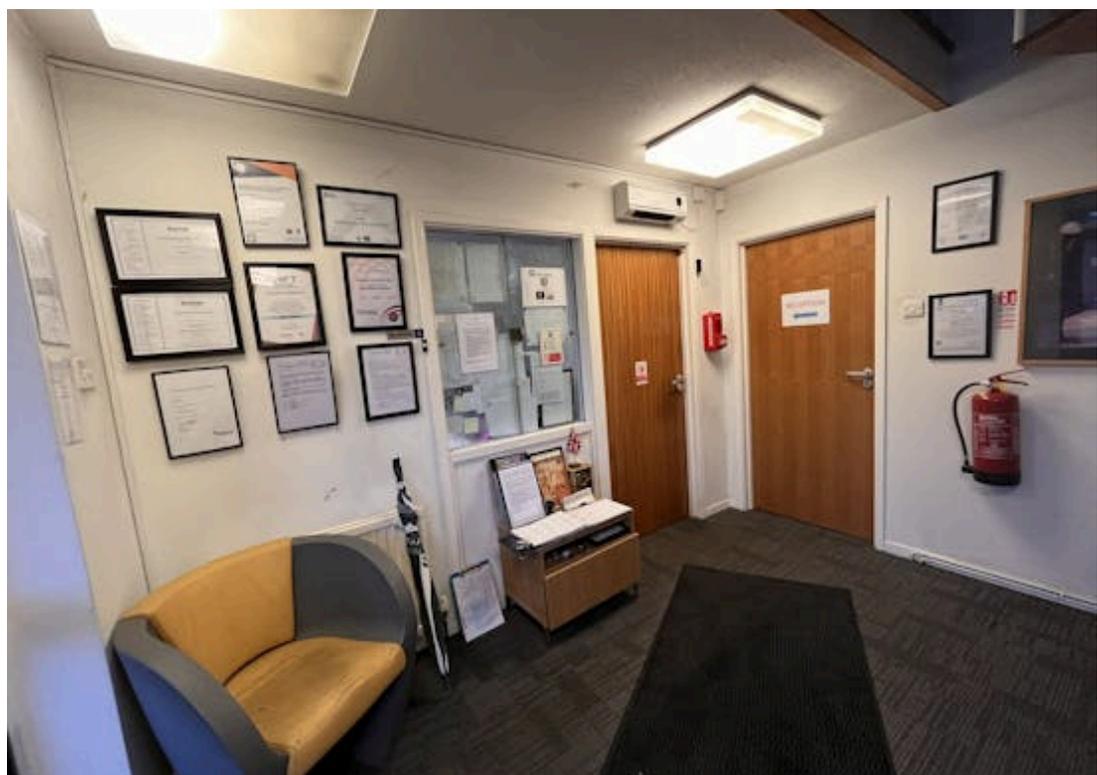
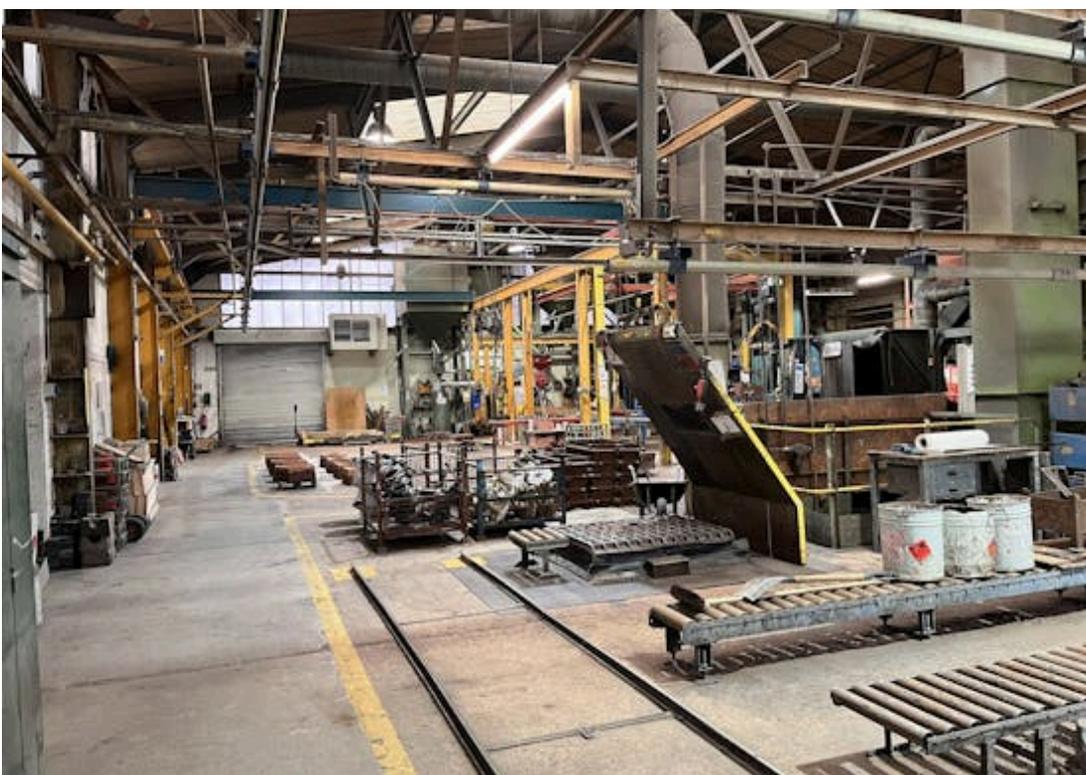
The accommodation comprises the following areas:

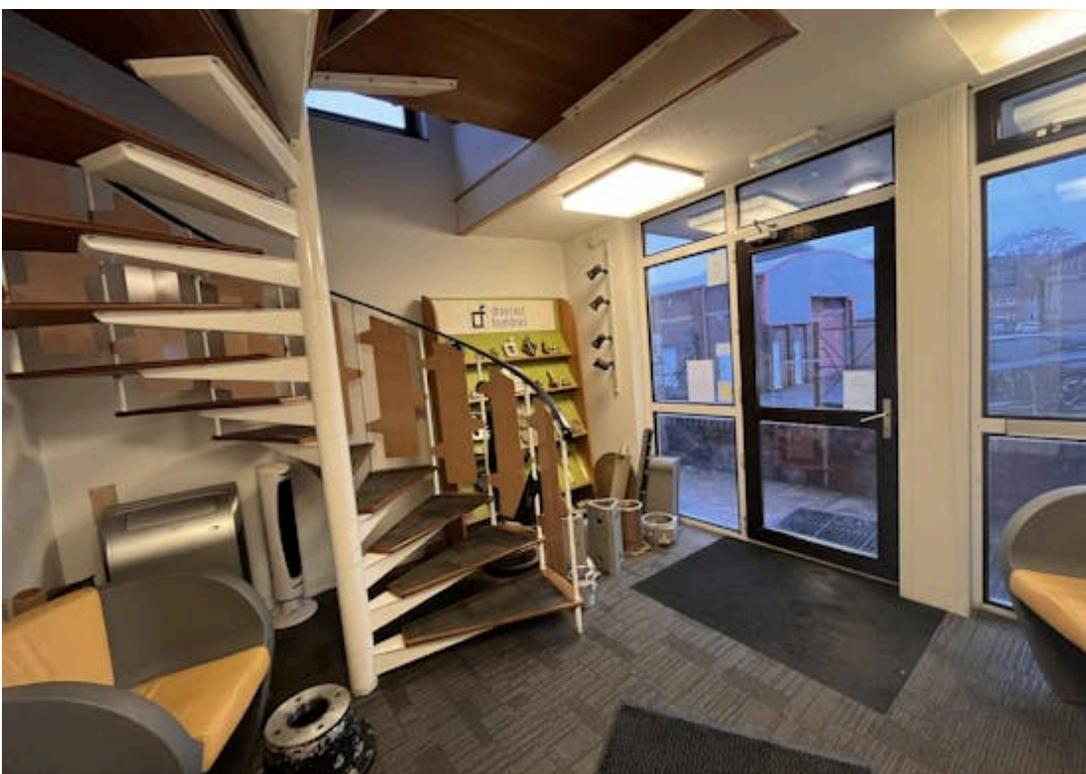
Name	sq ft	sq m	Availability
Building - Office	2,664	247.49	Available
Building - Warehouse	15,130	1,405.62	Available
Unit - Warehousing & Offices	8,137	755.95	Available
Total	25,931	2,409.06	

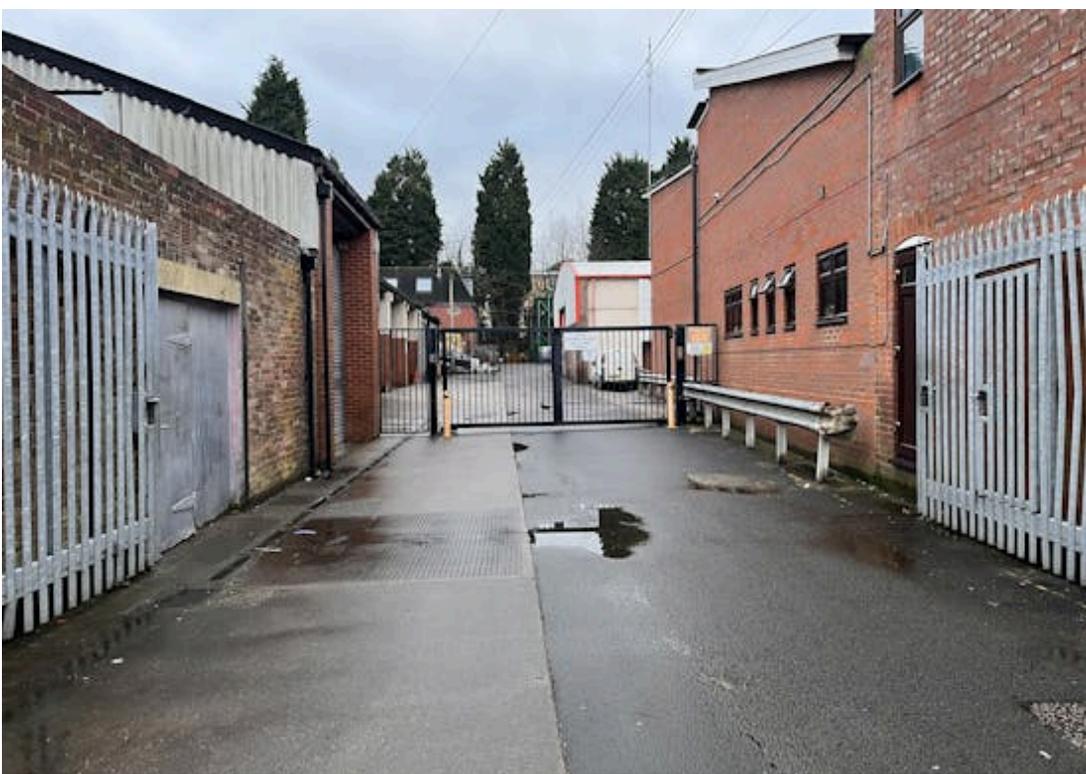
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