



Unit 30 Chess Business Park, Chess Business Park, Chesham, HP5 1SD

**To Let | 3,695 sq ft**

MODERN INDUSTRIAL UNIT





## Unit 30 Chess Business Park, Chess Business Park, Chesham, HP5 1SD

### TO LET

#### Summary

- Size: 3,695 sq ft
- Rent: £46,000 per annum
- EPC: C (51)

#### Further information

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

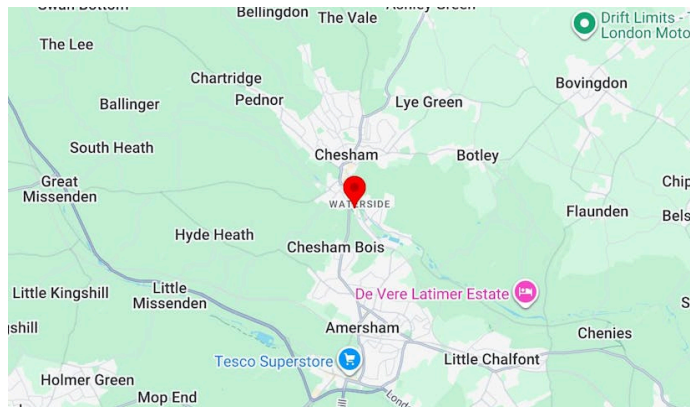
#### Viewings and Further Information



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#### Description

Unit 30 is a modern, end-of-terrace industrial unit of steel portal frame construction with near full-height cladding. The property offers five allocated parking spaces to the front, a pedestrian entrance and a fire alarm system.

The unit will come unfurnished. Internally, the accommodation is arranged over two floors. The ground floor provides predominantly open-plan warehouse space with a clear internal height of 5 metres, increasing to 7 metres at the rear and an accessible W/C. The warehouse is fitted with LED lighting, solid flooring, 3 phase power and full-height electric roller shutter door leading onto a concrete loading forecourt.

The first floor offers office rooms, benefitting from LED lighting, kitchenette, gas central heating, partial suspended ceilings, perimeter trunking and carpeted finishes and the rear office includes a viewing panel overlooking the warehouse area below.

#### Location

Chess Business Park occupies a prominent position just off Moor Road and was originally developed by Hillview Developments in 2005/2006.



Chesham is strategically located to the north-west of London and benefits from excellent connectivity to major regional centres including Watford, Hemel Hempstead and High Wycombe. The A41 provides a direct link to the M25 at Junction 20 (Kings Langley), with convenient access also to the M40 and M1. The town is well served by public transport, offering a direct Metropolitan Line connection into central London.

#### Terms

The property is available on a new lease direct from the landlord, on terms to be agreed.

#### VAT

Applicable

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,402	223.15	Available
1st	1,293	120.12	Available
Total	3,695	343.27	

