



1-2 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG

To Let / For Sale | 2,045 to 4,118 sq ft

FREEHOLD TOWN CENTRE OFFICES

1-2 Broadway Court, 80-82 The
Broadway, Chesham, HP5 1EG

TO LET / FOR SALE

Summary

- Size: 2,045 to 4,118 sq ft
- Rent: £14 per sq ft
- Price: or £450,000 per building
- Rates payable: £14,580 per annum
- Rateable value: £33,750
- EPC: C

Further information

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

Viewings and Further Information



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Description

1&2 Broadway Court are steeped in history, being occupied by a solicitors practice since 1994 and historically was a shop and meeting place for the Cooperative Society.

The red brick frontage is impressive, with symmetrical windows either side of a walkway through to the car park and buildings behind buildings 1 & 2. At first floor level the property benefits from a large semi circular window in each building.

Internally each building is split over three floors with toilet accommodation in the stairwell and a mix of open plan, private offices and meeting rooms. There is no gas to the buildings, with heating provided by electric panel heaters.

The entrance doors can be found through the walkway facing each other and whilst they have previously been let to one occupier, there is no internal connection between them.

Generally the ground and first floors have high ceilings (3.8m on the first floor of building 1) with exposed beams on the second floor of building 2 offering character. Externally one parking space is demised to each building.



Location

The property is prominently located between the High Street and St Mary's Way, fronting the Broadway in Chesham Town Centre. Amenities are available in the High Street, with Sainsburys and Waitrose in close proximity and importantly Chesham Train Station only a 3 minute walk away. Fast and regular services run from Chesham to London Marylebone on the Metropolitan and Chiltern Railways line.

The car park is accessed from the rear of the property via the Sainsbury's car park.

Specification

- Two self contained office buildings
- 1 parking space per building
- Office accommodation over three floors with feature windows
- Walking distance to Chesham train station
- Could be let/sold separately

VAT

Not applicable

Legal fees

Each party to bear their own costs

Accommodation

The accommodation comprises the following areas:

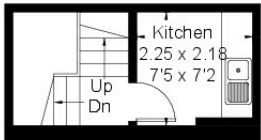
Name	sq ft	sq m	Availability
Building - 1	2,073	192.59	Available
Building - 2	2,045	189.99	Available
Total	4,118	382.58	

Floor plan

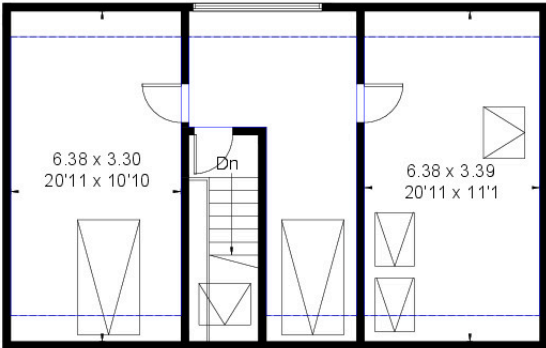
Approximate Gross Internal Area = 262.7 sq m / 2828 sq ft
 Approximate Net Internal Area = 192.6 sq m / 2073 sq ft



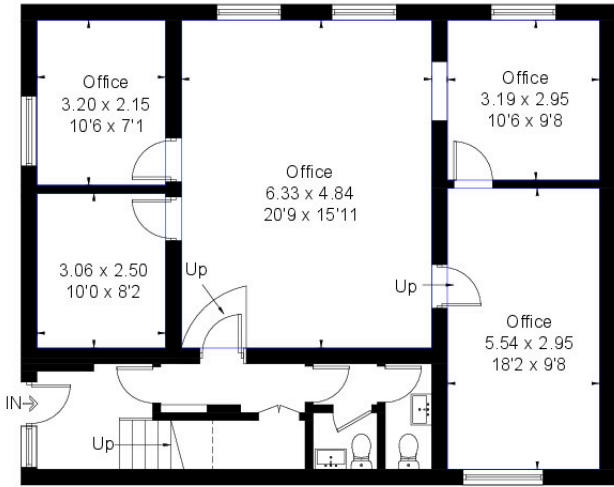
[Dashed line] = Reduced head height below 1.5m



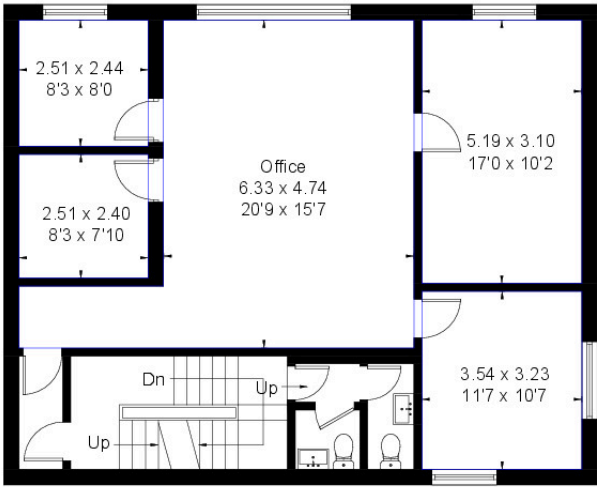
First / Second Floor



Second Floor



Ground Floor



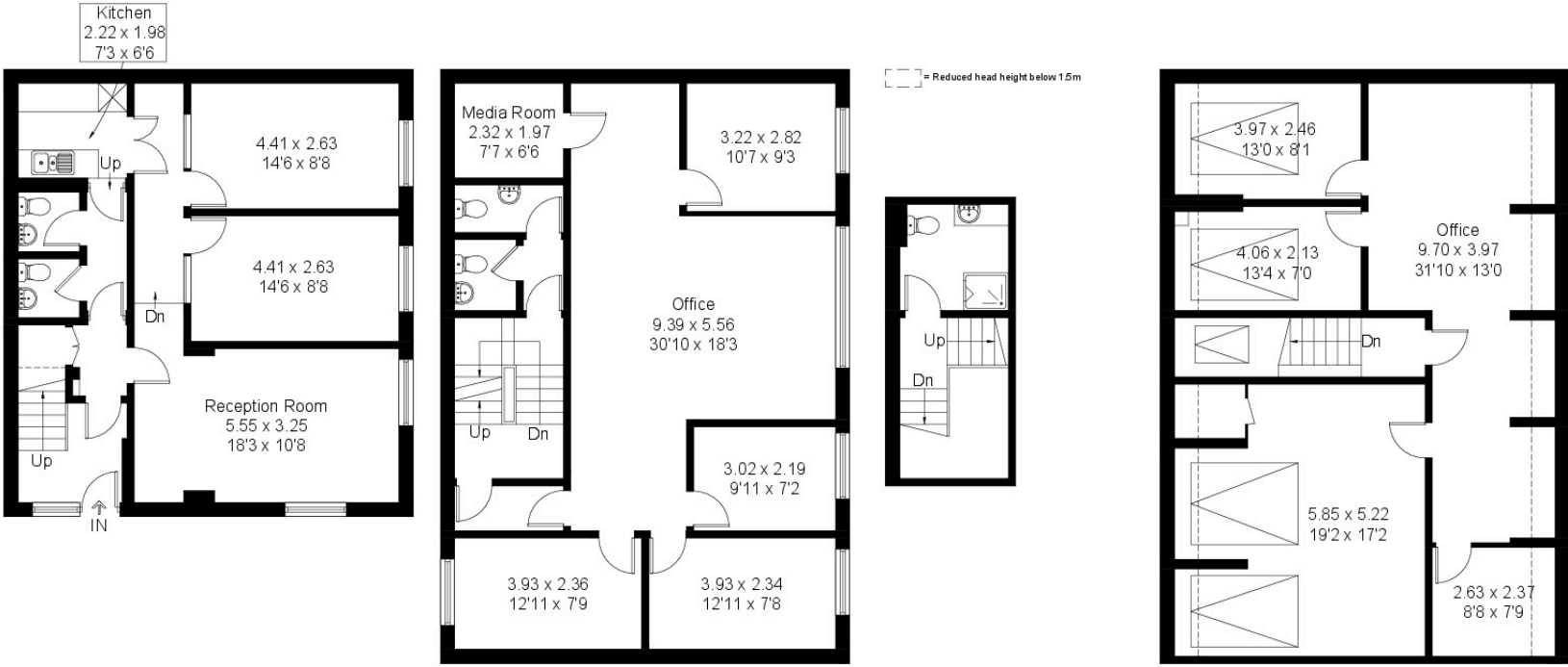
First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109203

Floor plan

Approximate Gross Internal Area = 278.3 sq m / 2995 sq ft
 Approximate Net Internal Area = 190 sq m / 2045 sq ft



Ground Floor

First Floor

First / Second Floor

Second Floor



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