



## Ground Floor Link House

St Mary's Road, Chesham, HP5 1HR

**REFURBISHED  
GROUND FLOOR  
MODERN OFFICE /  
E CLASS WITHIN  
TOWN CENTRE**

**1,880 sq ft**  
(174.66 sq m)

- Newly carpeted and decorated
- 5 on-site car spaces with additional parking available in adjoining public car park
- Full gas fired central heating
- Suspended ceilings with recessed LED Lighting
- Open plan office
- Town centre location
- Also suitable for medical users



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## Summary

Available Size	1,880 sq ft
Rent	£26,320 per annum
Rates Payable	£9,855.25 per annum 2023
Rateable Value	£19,750
Service Charge	£14,272 per annum
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D

## Description

Recently refurbished ground floor modern office set in a prominent location in the town centre, constructed of brick with a traditional pitched tiled roof. Recent works include new reception area, new carpeting throughout, new LED lighting. 5 on-site car spaces. A service charge is payable to cover the cost of maintenance of the common areas, details on application.

The ground floor suite offers an open plan space suitable for and office, medical or training use under the new E class.

A shower is available within the suite and toilet facilities are available in the common areas.

## Location

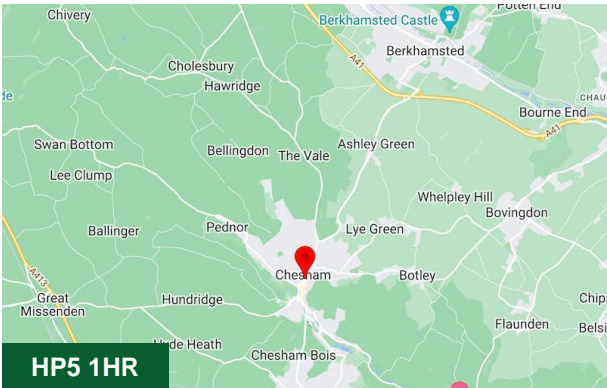
The property is located in a prominent location on St Mary's Way, within Chesham town centre and in easy reach of the Metropolitan Line station, banks, restaurants and other amenities. Chesham is strategically located to the north west of London, with close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the A41 link road to the M25 at Kings Langley (junction 20), there is easy access to the M40 and M1 motorways and a direct railway link to central London via the Metropolitan Line.

## Business Rates

Rateable Value is £19,750

## EPC

D - 76



## Viewing & Further Information



**Joanna Kearvell**  
01296 255020 | 07887 793030  
jk@chandlergarvey.com



**Neave DaSilva**  
01494 446612 | 07827 908926  
nds@chandlergarvey.com