



Second Floor

Brandon House, 90 The Broadway, Chesham, HP5 1EG

2nd Floor Open Plan Town Centre Office

4,147 sq ft
(385.27 sq m)

- Open plan offices with partitioned meeting rooms
- Air conditioning
- Carpeted floors throughout
- Kitchenette/breakout area
- W/C facilities on first and second floors
- Cost effective town centre space

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Summary

Available Size	4,147 sq ft
Rent	£45,000 per annum
Rates Payable	£12,487.50 per annum
Rateable Value	£22,500
Service Charge	£4,500 per annum Approx cost. Plus building insurance and utilities.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

Situated in a prominent position on Chesham High Street, this second-floor office suite offers modern, well-presented workspace within a character building at the heart of the town centre.

The office accommodation features part LED panel lighting, carpeting throughout, partitioned offices and open plan areas and suspended ceilings. It also benefits from a kitchenette and breakout area, W/C facilities on both the first and second floors, and wall-mounted power and data sockets. The suite does have an air conditioning system. The landlord runs an efficient building which is maintained through a service charge and together with building insurance, will be paid by the tenant.

This versatile office space is well-suited for professional services, creative businesses, and organisations seeking a central Chesham base with modern specifications.

Available from March 2026, the suite offers affordable office space close to Chesham train station.

Car parking is available at nearby car parks including Star Yard, with annual season tickets available from Bucks Council at £849.20 per space per year as follows:
Albany Place car park - 4 minute walk. £4.20 per day
Watermeadow car park - 7 minute walk. £3.80 per day
East Street (limited spaces) - 2 minute walk. £3.80 per day.

Location

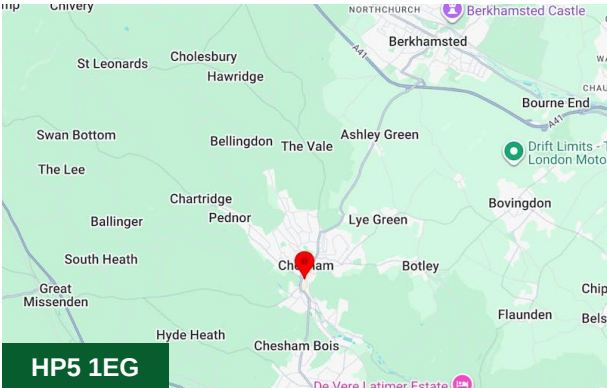
The property is located in a central High Street position with easy access to shops, cafés, and other local amenities, while Chesham Underground Station (Metropolitan Line) is only a short walk away.

Chesham is well placed to the north west of London, with nearby regional centres including Watford, Hemel Hempstead, and High Wycombe.

The town benefits from strong transport links via the M25, M1, and M40 motorways. Public parking is readily available close by, with several car parks within walking distance, including Water Meadow, Albany Place, and Star Yard, offering both short and long-stay options.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information

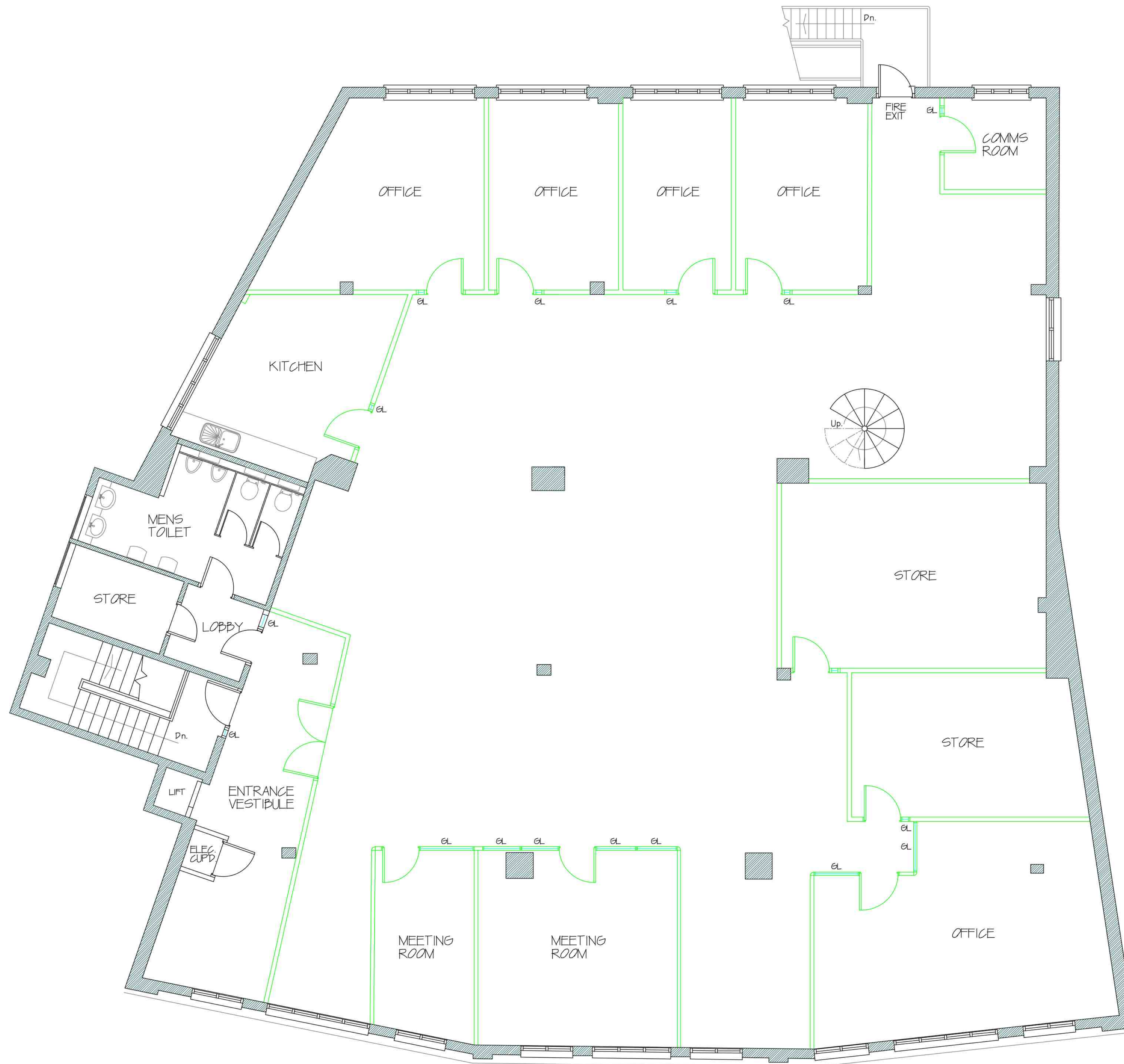


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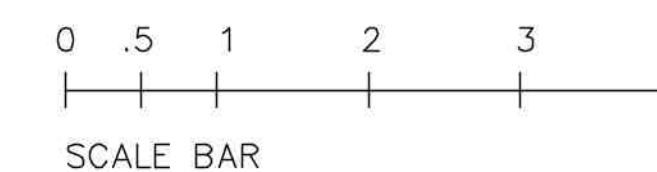
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2nd FLOOR EXISTING LAYOUT PLAN.

Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.
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Client

90 The Broadway

Project

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Desc.

2nd Floor General Arrangement
Layout Plan.

Drawing No. 3716 - 03	Rev. No.
Scale 1:50	Date Jan 2024
Drawing By C.A.D.	Approved By T.W.