



Unit 1, Howard Industrial Estate

Chilton Road, Chesham, HP5 2AU

INDUSTRIAL UNIT

2,801 sq ft
(260.22 sq m)

- Solid concrete floor
- 3 phase electricity
- On site parking
- W.C & sink area
- Concertina door

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Summary

Available Size	2,801 sq ft
Rent	£41,000 per annum
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	£2,603.67 per annum Insurance £769.08 per annum
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	B

Description

The property is located on the popular Howard Industrial Estate. The property is end of terrace being the first unit on arrival, is a steel portal framed industrial unit and offers flexible business accommodation, benefitting from a solid concrete floor, roller shutter door, good on site parking, 3 phase electricity and manual concertina door.

The landlord may consider some refurbishment works to the property and we have attached a photo of a similar unit with a newly painted for for guidance.

The site is securely fenced and the main gates are closed evenings and weekends although each tenant has access out of hours.

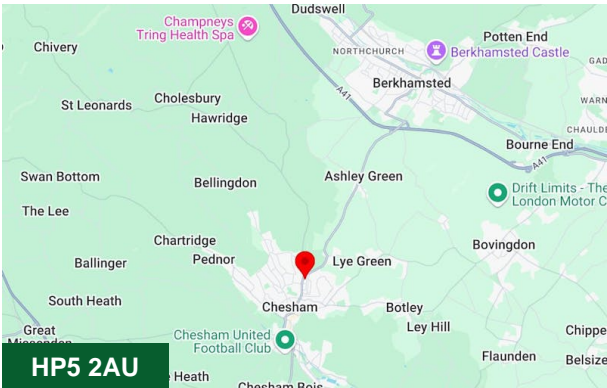
The property is not suitable for leisure uses (E class) or motor trade uses.

Location

Howard Industrial Estate is situated just off the Berkhamsted Road to the north east of Chesham town centre. Chesham is located to the north west of London within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area has good communications provided by the M25 via the A41(M), the M1 and the M40 motorways. There is a direct train link to London on the Metropolitan line.

Terms

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



Viewing & Further Information



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