



Unit 24

Chess Business Park, Moor Road, Chesham, HP5 1SD

INDUSTRIAL / WAREHOUSE UNIT, CHESHAM

2,935 sq ft
(272.67 sq m)

- First Floor Office
- 3 Phase Electric
- LED lighting
- Kitchen/Breakout area
- Roller Shutter
- Car parking spaces

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Summary

Available Size	2,935 sq ft
Rent	£38,000 per annum
Rates Payable	£13,240.50 per annum
Rateable Value	£24,250
VAT	Applicable
EPC Rating	Upon enquiry

Description

The unit is constructed of steel portal frame with fully insulated profile metal cladding and benefits from 3 phase electrics, first floor offices with private offices, LED lighting, kitchen / breakout area and W/Cs.

The property is a main pedestrian entrance and one roller shutter door.

There is car parking is available to the front of the property.

Location

Located at the front of the vibrant Chess Business Park which is 1 miles from Chesham town centre.

Chess Business Park is a commercial estate with a mixture of office and light industrial units, accessible off the link road between Amersham and Chesham. Chesham is strategically located northwest of London, with good proximity to Hemel Hempstead, High Wycombe and Watford. The area has excellent road connectivity, with easy access to the M25, M1 & M40. The Metropolitan Line station provides a direct link to Central London and there is a railway station in nearby Amersham.

Accommodation

The accommodation comprises the following areas:

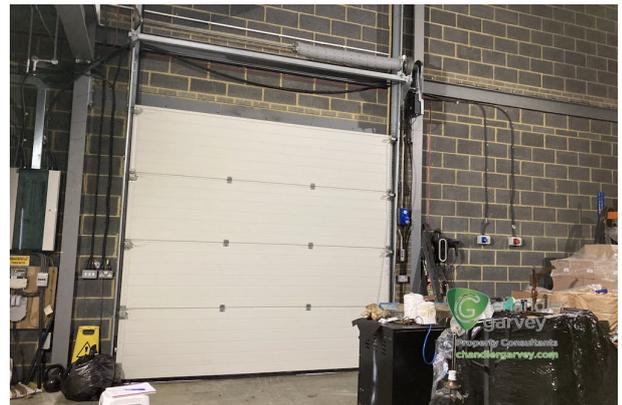
Name	sq ft	sq m	Availability
Ground	1,876	174.29	Available
1st - First Floor Warehouse	1,059	98.38	Available
Total	2,935	272.67	

Terms

Available on a new Lease direct from the Landlord on terms to be agreed.

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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