



Open Storage

Land Rear of 280 Bellington Road, Chesham, HP5 2NN

Securely Gated Open Storage Yard with Storage Unit

21,949 sq ft

(2,039.13 sq m)

- Securely fenced & gated
- 2 Access gates
- Existing storage unit (Approx. 1,264 sq ft)
- Fully concreted site
- 3 Phase power
- Gas
- Mains drainage
- Close proximity to Chesham UG Station (Metropolitan Line)

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Summary

Available Size	21,949 sq ft
Rent	£100,000 per annum
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The site is located just off Bellingdon Road a short walk to Chesham High Street and Chesham Underground Station (Metropolitan Line) providing access to Central London. To the south lies the A413 (London Road East) and the A355 (Amersham Road) providing access to the M40 motorway network and in turn, the M25 providing further access to Central London and surrounding home counties.

Travel Distances

Chesham High Street – 0.4 miles
Chesham Underground Station (Metropolitan Line) – 0.6 miles
M25 – 7.7 miles
M40 – 9.3 miles
Source: Google Maps

Description

An opportunity to lease a fully secured self-contained concreted open storage yard of circa 21,949 sqft. The yard is situated off Bellingdon Road which benefits from 3 phase power, water and an existing storage unit. The site further benefits from 3 access gates, mains drainage and has 24/7 access.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross external area basis.

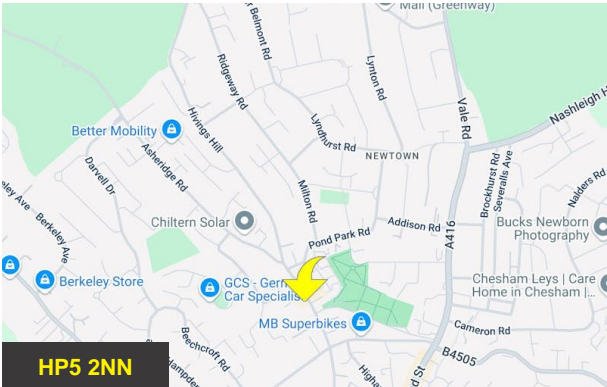
Description	sq ft	sq m
Site Area	20,685	1,921.70
Storage Unit	1,264	117.43
Total	21,949	2,039.13

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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