

**Unit 7, Anglo Business Park,  
Asheridge Road, Chesham, HP5  
2QA**

## TO LET

### Summary

- Size: 4,874 sq ft
- Rent: £52,000 per annum
- Rates payable: £25,530 per annum From April 2026
- Rateable value: £46,000
- EPC: E

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



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### Description

Modern industrial unit, constructed in 2007, provides warehouse and office accommodation arranged over ground and first floors. The ground floor offers versatile warehouse and storage space, featuring LED lighting, W/C, three-phase power, electric roller shutter door, and a clear internal height of 3.6 metres beneath the mezzanine.

The first floor mezzanine is fitted to a office specification, benefitting from carpeted flooring, air conditioning, heating, and additional kitchen and W/C facilities, making it ideal for office or ancillary use.

Externally, the property benefits from solar panels and 7 car parking spaces unit, providing for staff and visitors.

### Location

The property is located to the rear of Anglo Business Park off Asheridge Road, which is one of the primary business/industrial locations within the town.



Chesham is strategically located to the northwest of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition, there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

### Terms

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

### Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.

### VAT

Applicable

### Legal fees

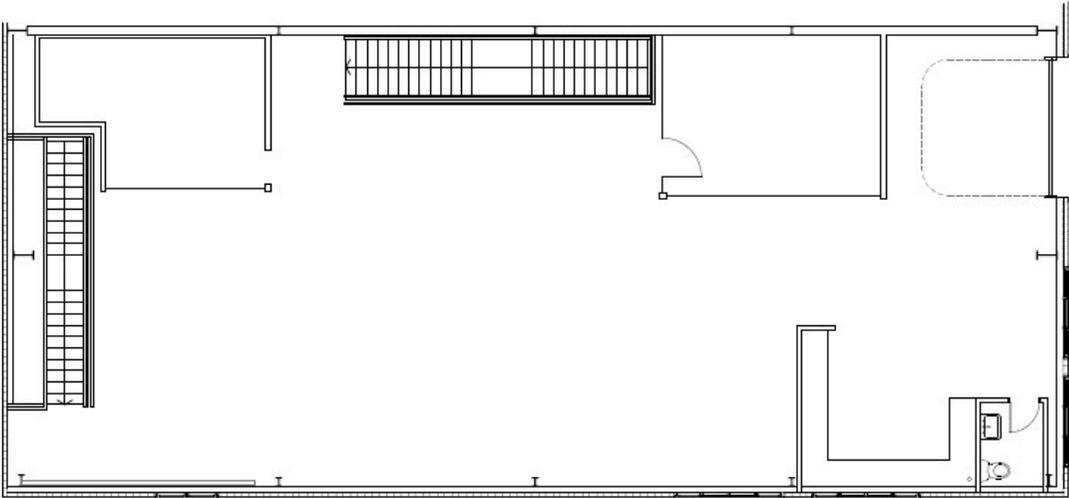
Each party to bear their own costs

## Accommodation

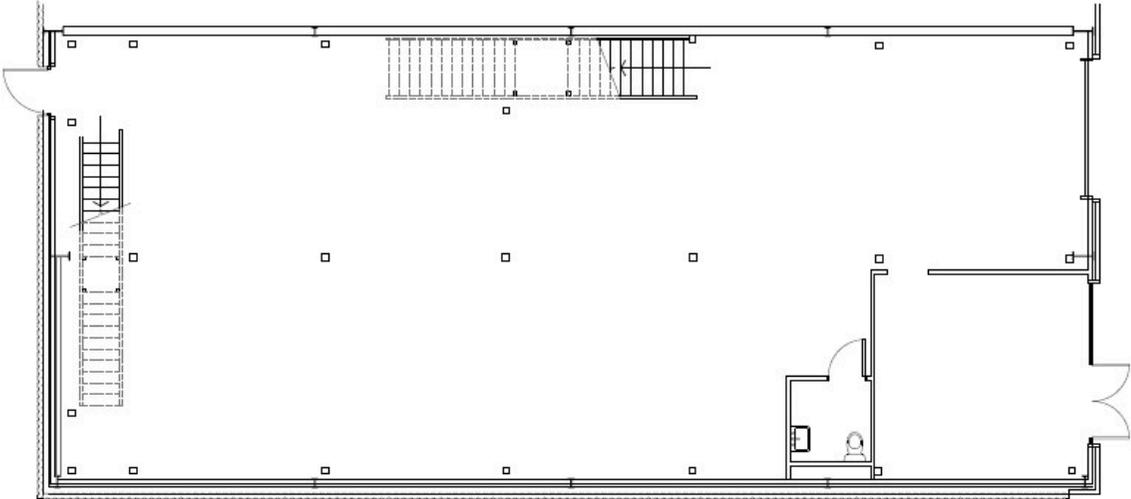
The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground	2,518	233.93	Available
Mezzanine	2,356	218.88	Available
<b>Total</b>	<b>4,874</b>	<b>452.81</b>	

Floor plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN



