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CHESHAM

UNIT 1 ANGLO BUSINESS PARK, ASHERIDGE ROAD, HP5 2QA

FOR SALE/TO LET

4,180 SQ FT (388.33 SQ M)

GROUND AND FIRST FLOOR BUSINESS UNIT
WITH GOOD ON-SITE PARKING
SUITABLE FOR OFFICES or
OFFICES, SHOWROOM & WORKSHOP



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Slough

Tel: +44 (0)1753 725 700

Location

The property is prominently located along Asheridge Road, to the northwest of Chesham town centre in a predominantly industrial/business area. Chesham is situated to the northwest of London within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area has excellent communications provided by the M25 via the A41, the M1 and M40 Motorways, combined with a direct link to central London on the Metropolitan Line.



Description

Anglo Business Park was developed by Anglo St James in 2005/2006 and Unit 1 provides ground and first floor business space. The current occupiers, Pace Rehabilitation Ltd refurbished the space into a mixture of offices, workshops and training rooms in relation to their business. However the building could be transformed into a fully furnished office or a mixture of showroom / workshop.

Amenities

<ul style="list-style-type: none">• Reception	<ul style="list-style-type: none">• Ground floor treatment rooms
<ul style="list-style-type: none">• First floor fully fitted offices plus workshop and laboratory	<ul style="list-style-type: none">• WC's
<ul style="list-style-type: none">• Kitchenette	<ul style="list-style-type: none">• 13 on site car spaces
<ul style="list-style-type: none">• Full gas fired central heating	<ul style="list-style-type: none">• Strip lighting on ground floor
<ul style="list-style-type: none">• Concealed lighting with suspended ceilings on ground/first floor	

Accommodation

Ground Floor	2,090 SQ FT
First Floor	2,090 SQ FT
Total	4,180 SQ FT

The gross internal floor area is measured in accordance with the RICS Code of Measuring Practice (6th edition, 2007)



Price

Offers in excess of £700,000 plus VAT for the freehold

Rent

£54,000 per annum in respect of the leasehold.

Energy Performance Certificate

C59

Business Rates

The rateable value is £26,000. For further information please contact Chiltern District Council.



Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

For further information please contact:-

Chandler Garvey

Alan Chandler

01494 723999

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