

# MODERN INDUSTRIAL UNIT, SUITABLE FOR A VARIETY OF USES (STP) - **TO LET**



**4,017 Sq. Ft. (373.21 Sq. M.)**

12 Anglo Business Park

Asheridge Road

**Chesham**

**Bucks**

HP5 2QA

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Located to the north side of Chesham within the Asheridge Road business area approximately ¾ mile from the town centre. Chesham benefits from excellent road communications approximately 10 miles from the M25 motorway which can be reached via the A404 to Junction 18 or the A41 dual carriageway to Junction 20.

The unit is securely situated to the rear of Anglo Business Park.

## Description

A purpose built modern industrial building with personnel and roller shutter door access. At ground floor level the main workshop can be found with stairs to first floor offices, toilets, kitchen area which lead onto load bearing mezzanine floor suitable for either storage or additional workspace. Further stairs can be found leading to second floor storage / break out area.

Externally the unit benefits from 6 car parking spaces.

The unit would be suitable for a variety of uses, such as motor trade, engineering, storage, gym and laboratory, subject to planning permission.

## Accommodation

	Sq. Ft.	M2
<b>Ground floor</b>	2,053	190.75
<b>First floor</b>	1,521	141.27
<b>First floor mez</b>	170	15.79
<b>Second Floor</b>	273	25.40
<b>Total</b>	4,017	373.21

*Approx gross internal area (GIA)*

## Terms

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

Rent: £36,550 per annum exclusive

Estate charge is approximately £500 per annum. The building insurance is circa £490 per annum.

## VAT

SUBJECT TO VAT – VAT IS applicable on this.

## Business Rates

The billing authority is Chiltern District Council.

Rateable value: £21,576 per annum.

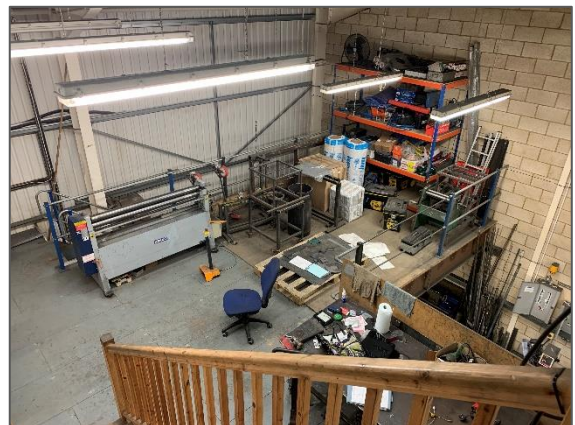
The amount & amount payable should be verified with Chiltern directly.

## Legal Costs

Each party to bear their own professional and legal costs.

## Energy Performance Rating

C-66



## Viewing and further information



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