

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT



Unit 28 Chess Business Park

Moor Road
Chesham
HP5 1SD

2,972 Sq Ft (276 Sq M)
Industrial

- Roller shutter door
- Disabled WC & kitchenette
- 4 car spaces
- Fitted offices at first floor
- Suspended ceilings
- Perimeter trunking
- Personnel door
- Eaves height - min 6.8m / max 8.5m
- 3 Phase electrics
- Ample electrical distribution points

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Rent: £12.50 Per Sq Ft
EPC: D87
Rateable Value: £21,500

Description

Chess Business Park, originally developed by Hill View Developments in 2006 /7, provides over 100,000 sq. ft of business units, including warehouse, industrial & offices. The buildings are constructed of steel portal frame with fully insulated profile metal cladding & benefits from roller shutter door, fitted offices, gas fired central heating & kitchenette at 1st floor, personnel door, 6.8m eaves height, & underside of first floor offices height 3.65m. There is a service charge which is approx £300 per quarter plus vat.

Accommodation

Net Internal Areas	Sq Ft	Sq M
GF warehouse/ production	1,852	172
1st Flr Office / showroom	625	58
1st flr breakout area / kitchen	345	32
Covered loading area	150	14
Total	2,972	276

Location

The property is located on the Chess Business Park which was developed by Hillview of Dublin in conjunction with Space Property Limited around 2006/2007. Chesham is strategically located to the north west 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.

Tenure

Available on a new 10 year lease. Terms to be agreed.

Legal Costs

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

Business Rates

For further information regarding your Rates Payable please contact your Local Authority.



Contact

Viewing strictly by prior appointment: