

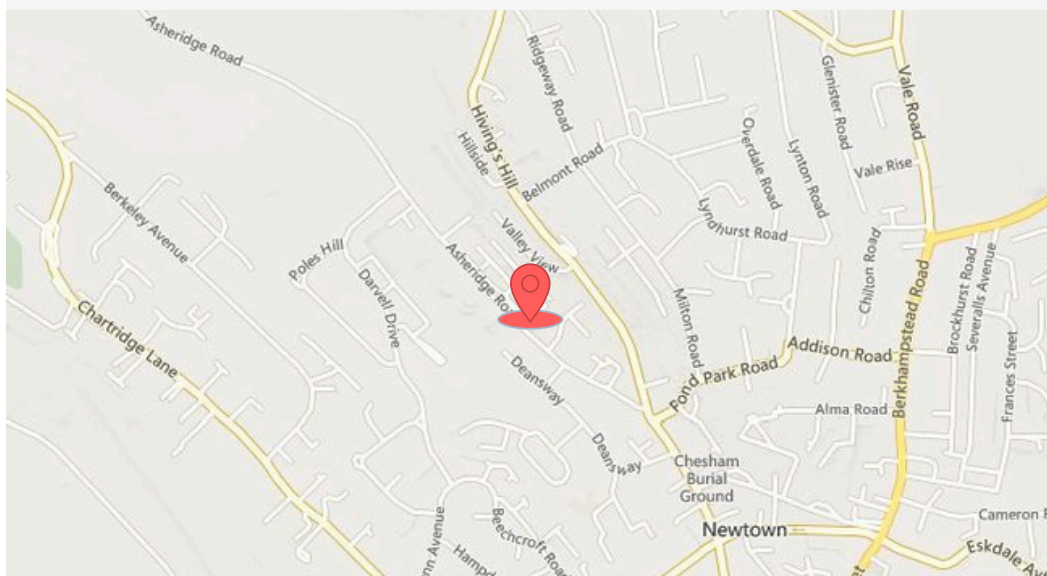
Unit 3 Chiltern Court |  
Asheridge Road |  
Chesham | HP5 2PX

Refurbished Office Building |  
To Let | 2,718 Sq.ft



### Key features

- 10 car parking spaces
- Suspended ceilings
- LED Lighting
- New kitchen units on both floors
- Gas-fired central heating
- Modern refurbished WC facilities on both floors



## Unit 3 Chiltern Court | Asheridge Road | Chesham | HP5 2PX

### Description

The Chiltern Court Estate is a development of 19 individual office buildings arranged in an attractive courtyard setting.

Unit 3 is an end of terrace building to the front of the estate offering 2,718 Sq. ft of office accommodation across 2 open-plan floors. The landlord has recently completed comprehensive refurbishment works to both floors and the common parts with particular attention to 'energy saving features'. The works include new ceiling tiles, LED lighting, entry phone system & camera and new carpeting throughout. The infrastructure has been updated to include installation of new kitchen units and refurbished WC facilities on each floor. The property presents in very high-spec order and is ready for immediate occupation.

The building will be let with 10 allocated car parking spaces, located to the front and rear of the property. The building provides front passenger entrance and rear double-door loading.

### Location

Located on the northern side of Chesham in the established Asheridge Road business area, Chiltern Court is approximately 3/4 mile from the town centre.

Chesham is set in attractive Chiltern countryside and benefits from excellent road communications being 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. Both the M1 and M40 motorways are within easy striking distance. Nearby towns include Berkhamsted, Amersham and Hemel Hempstead.

Chesham is served by the Metropolitan line underground railway - the station being approximately 1 mile from the property and which provides a journey.

### Tenure

The property is available for sale on a virtual freehold basis (999 year lease) with vacant possession.

### Rent

£43,488 per annum exclusive plus VAT.

### Service charge

A service charge will be payable towards the maintenance of the estate, details available on request.

### Accommodation

Ground floor		1,396 Sq.ft		129.69 Sq.m
First floor		1,322 Sq.ft		122.81 Sq.m
TOTAL		2,718 Sq.ft		252.51 Sq.m

These floors areas are approximate and have been calculated on an IPMS 3 basis.

### Rates

The VOA website shows an entry in the current Rating List of:

Ground floor: Rateable Value	£17,250
First floor: Rateable Value	£18,500

For rates payable from 1st April 2024, please refer to the Local Rating Authority, Chiltern District Council - 01494 729000.

### EPC

The EPC rating for this property is C 64. A copy of the Energy Performance Certificate is available on request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### For viewings contact

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