

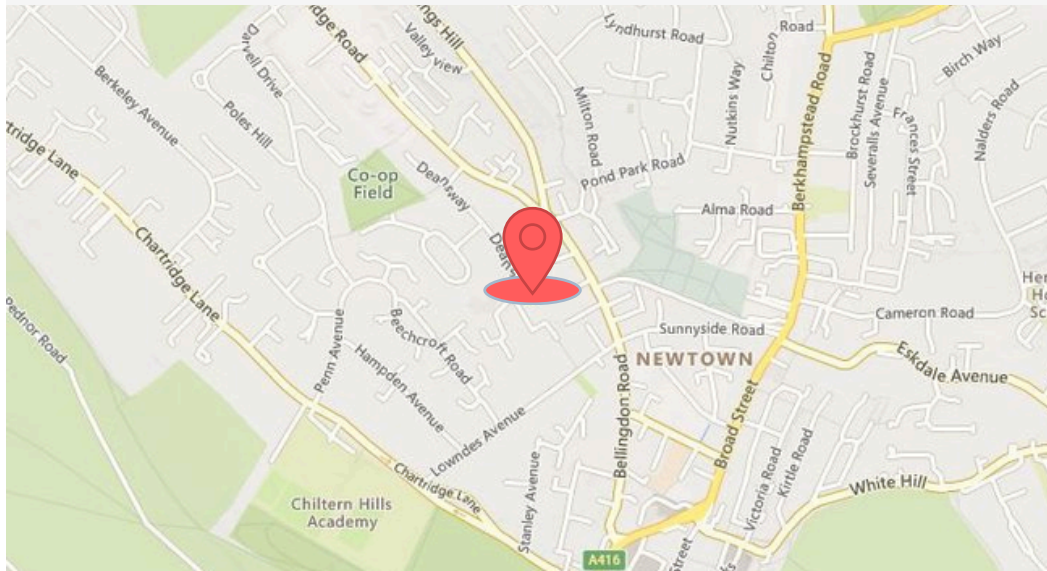
## Chesham House | Deansway Chesham | HP5 2FW

Warehouse / Production Unit / Office |  
For Sale / To Let



### Key features

- Gated self-contained site
- Flexible building capable of accommodating a number of uses (subject to alteration/planning)
- Air conditioning
- Break out / kitchen area
- First floor office space with training room



## For viewings contact

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## Chesham House | Deansway | Chesham | HP5 2FW

### Description

The property is arranged as two wings and a two storey central building. The building is currently fitted as a bespoke document store. The landlord is currently in discussion with the outgoing tenant regarding dilapidations and the removal of specialist items.

The two ground floor wings comprise a total of approximately 8,000 Sq.ft and are available for document storage. The ground floor of the central section comprises a loading bay, WC facilities and a large kitchen/breakout area and the first floor provides office accommodation, meeting rooms, further WCs and a kitchenette.

### Location

The property is located on the northern side of Chesham on Deansway in a mixed commercial and residential area. Chesham House is approximately half a mile from the town centre.

Chesham is set in attractive Chiltern countryside and benefits from good 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 25. 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 underground railway, the station being approximately 1 mile from the property and which provides a journey time to London (Baker Street) of approximately 55 minutes.

### Accommodation

Ground floor wings & central section		9,910 Sq.ft		920.72 Sq.m
First floor offices		1,914 Sq.ft		177.87 Sq.m
Total gross internal area		11,825 Sq.ft		1,098.60 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

### Terms

A new lease is available at a guide rent of £150,000 per annum exclusive plus VAT.

Alternatively the property is available on a freehold basis, offers are invited in excess of £2,000,000.00 plus VAT.

### Rates

The VOA website shows an entry in the current Rating List of £48,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Chiltern District Council – 01494 732077.

### EPC

The property has an EPC rating of C 62. Details available upon request.

### Legal costs

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