

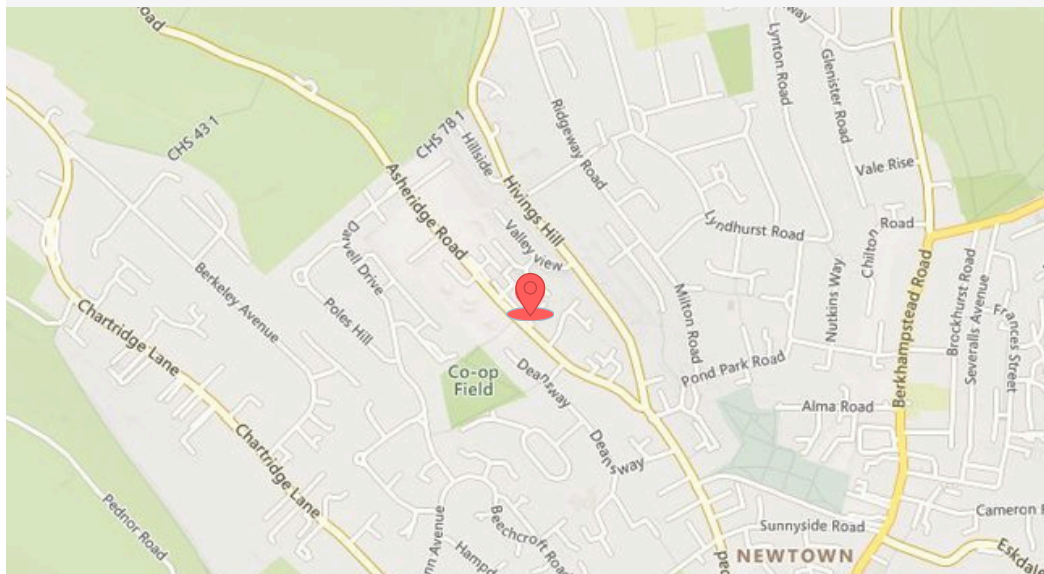
Unit 2 Chiltern Court |  
Asheridge Road |  
Chesham | HP5 2PX

Modern Office Building |  
For Sale | 2,410 Sq.ft



### Key features

- 10 car parking spaces
- Suspended ceilings
- Kitchen units on both floors
- Gas fired central heating
- WC facilities on both floors



### For viewings contact

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## Unit 2 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 2 is an end-of-terrace building to the front of the estate offering 2,410 Sq.ft of office accommodation across two open-plan floors. The building offers modern fully fitted office space across two floors, with independent kitchen facility & WCs on each floor.

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.

### Price

£602,500 plus VAT.

### Accommodation

Ground floor		1,205 Sq.ft		111.95 Sq.m
First floor		1,205 Sq.ft		111.95 Sq.m
<b>TOTAL</b>		<b>2,410 Sq.ft</b>		<b>223.90 Sq.m</b>

These floor areas are approximate and have been calculated on an IPMS3 basis.

### Tenure

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

### Rates

The VOA website shows an entry in the current Rating List of £29,500. 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 729000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Service charge

An annual service charge will be payable towards the maintenance and upkeep of the estate, details available on request.

### EPC

The property has an EPC rating of C54. Details available upon request.

### Legal costs

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