



Unit 3 Aerial Park

Asheridge Road, Chesham, HP5 2QD

MODERN WAREHOUSE UNIT

4,918 sq ft
(456.90 sq m)

- Minimum clear 6.5m internal height
- On-site parking and electrical vehicle charging points
- First floor mezzanine kitchen/breakout/office area
- 37.5kn sq m floor loading min.
- Electric loading doors
- Secure site

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Summary

Available Size	4,918 sq ft
Rent	£12.75 per sq ft
Rates Payable	£30,464 per annum 2023
Rateable Value	£59,500
Service Charge	£0.43 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	B (33)

Description

Unit 3 - totalling 4,918 sq ft to include 1,013 sq ft mezzanine office space together with 3,905 sq ft warehouse space. Unit 3 is part of a terrace of 6 units.

Aerial Park is a new development of 12 industrial/warehouse units. Sizes from 4,217 sq ft to 43,573 sq ft. with B8 Use (B1(c) use available STP).

First floor mezzanine office/kitchen/breakout area. Car parking with electric car charging points on a secure site within an established business location in Chesham.

Location

Aerial Park sits on Asheridge Road, Chesham's principal commercial area, North West of the town centre. It is located 1 mile from the town's busy high street, retail area & Chesham Underground station, which provides fast & efficient links to Central London. In addition the M40/M25 /M2 motorways are within easy access.

Accommodation

Name	sq ft	sq m	Availability
1st - Office	1,013	94.11	Available
Ground - Warehouse	3,905	362.79	Available
Total	4,918	456.90	

Terms

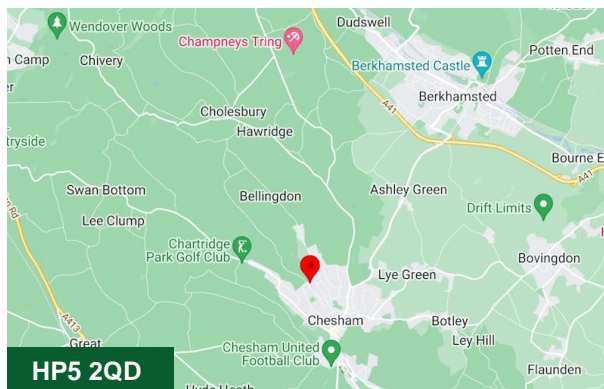
The property is available to let on an assignment of the current lease which is for a period of 10 years with a tenant only break at year 5 and upwards only rent review at year 5. The lease commenced in May 2022. Passing rent is £12.75 psf

Business Rates

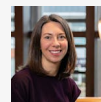
£59,500

EPC

B33



Viewing & Further Information



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Marcus Smith

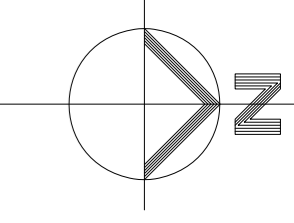
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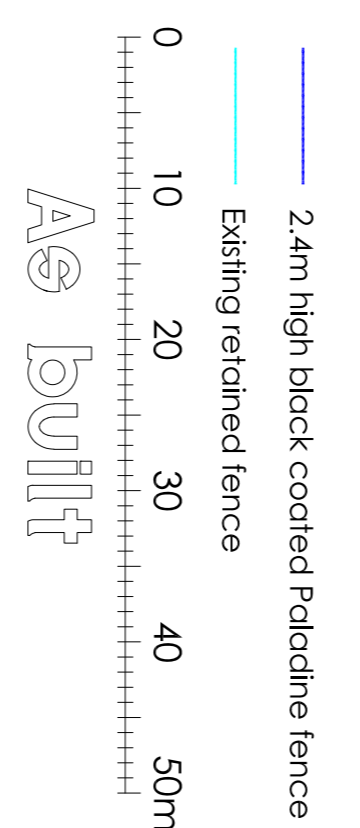
Annie Smith (JLL)

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Site - 19,707m² gross
 Units
 10,514m² GEA
 (8,704+1,810m²)
 88 cars
 4 motorcycles
 26 cycles

- Existing tree
- Proposed tree
- Existing vegetation
- Plant bed
- Grass area
- Fronts of buildings
- Charcoal block paving
- Concrete - yard areas
- Concrete - building footprint
- Building perimeters
- Charcoal block paving
- Building perimeters
- Concrete slab



Rev E: 29-11-2021 Update to As built
 Rev D: 25-2-2021 Unit plans updated with steel frames as steel s/c design, engineer's sub-structures and drainage added.
 Rev C: 9-10-2020 Substation location amended, issued for construction
 Rev B: 29-9-2020 SE boundary LV cables location updated
 Rev A: 6-4-2020 Eastern boundary retaining wall location amended

Notes:
 No dimensions are to be scaled from this drawing.
 All dimensions are to be taken from the original drawings of the site before commencing any work or making any shop drawings.
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 Job

Aerial Park
 Chesham
 Site Plan

DWG No	C-287-10-01			
Date	9-2019			
Scale	1:500 (A1)			
Rev	E			
Drawn	Checked	CDM	Preliminary	Approval
			Designer	Construction

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