



## 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

# Unit 3 Aerial Park, Asheridge Road, Chesham, HP5 2QD

## Summary

<b>Available Size</b>	4,918 sq ft
<b>Rent</b>	£12.75 per sq ft
<b>Rates Payable</b>	£30,464 per annum 2023
<b>Rateable Value</b>	£59,500
<b>Service Charge</b>	£0.43 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	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
<b>Total</b>	<b>4,918</b>	<b>456.90</b>	

## Terms

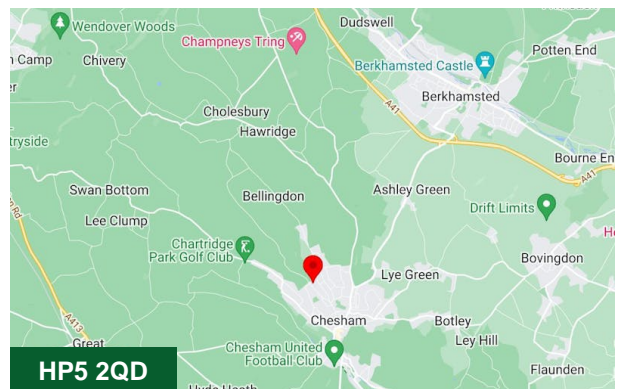
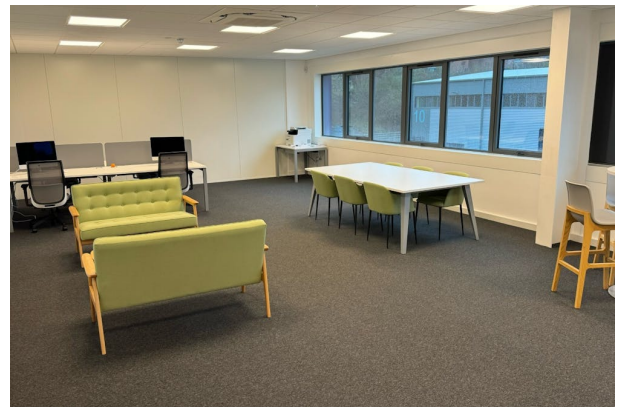
The property is available to let on an assignment of the current lease which is for a period of 10 years with a tenant only break at year 5 and upwards only rent review at year 5. The lease commenced in May 2022. Passing rent is £12.75 psf

## Business Rates

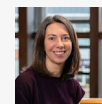
£59,500

## EPC

B33



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com



**Neave DaSilva**

01494 446612 | 07827 908926

nds@chandlergarvey.com

**Katy Kenealy (JLL)**

07892 704393

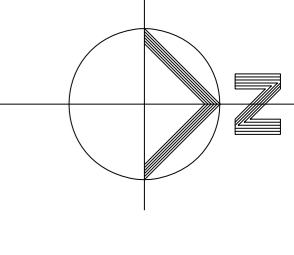
katy.kenealy@jll.com

**Annie Smith (JLL)**

07596316648

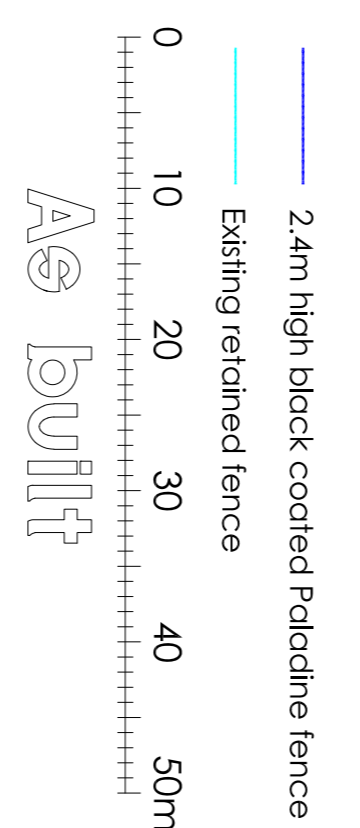
annie.smith@jll.com





Site - 19,707m<sup>2</sup> gross  
 Units  
 10,514m<sup>2</sup> GEA  
 (8,704+1,810m<sup>2</sup>)  
 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 finished ground level unless otherwise stated.  
 The drawing is the sole copyright of IAN C KING Associates and no part may be reproduced without the written consent of the above.  
 Job

Aerial Park  
 Chesham  
 Site Plan

DIG No C-287-10-01  
 Date 9-2019 Scale 1:500 (A1) Rev E  
 Drawn Checked CDM P-Preliminary A-Approval  
 [Initials] [Initials] C-Construction

**IAN C KING**  
 ASSOCIATES - ARCHITECTS  
 45 BUXTON DRIVE  
 NEW MGLDEN  
 SURREY KT3 3UX  
 t: 01754 633 444  
 Email: i.c@iancarch.co.uk  
 IAN C KING Associates - Architects is the trading name of Gammith Ltd

