



## 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>	£13.75 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. Unit 3 benefits from a 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.

## Terms

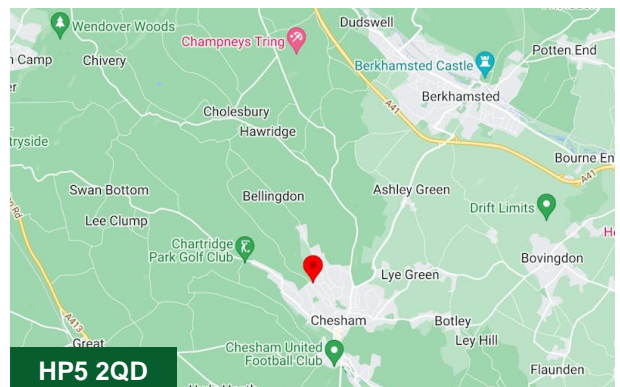
The property is available to let on a new lease direct from the landlord.

## Business Rates

£59,500

## EPC

B33



## Viewing & Further Information



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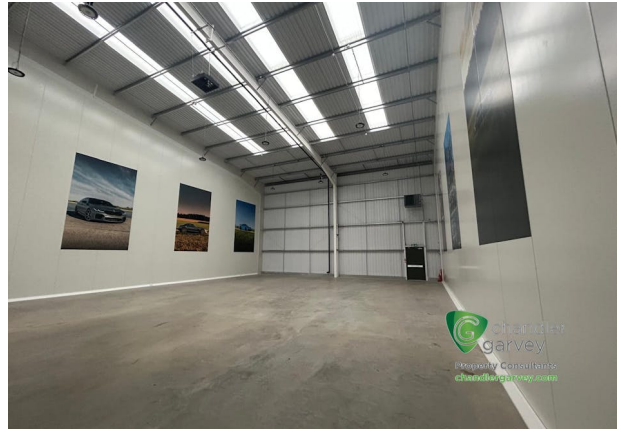
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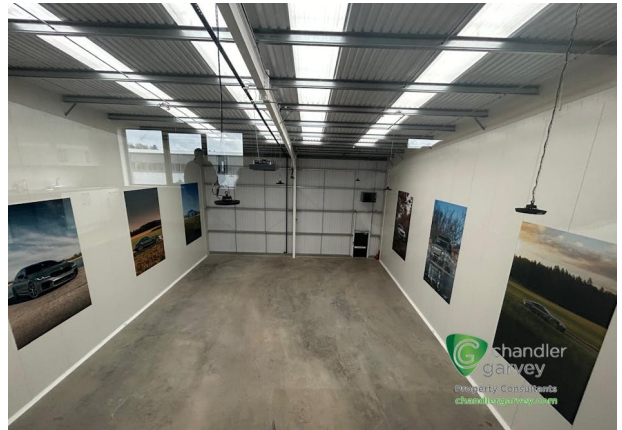
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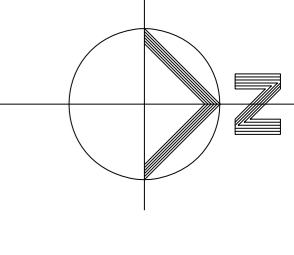






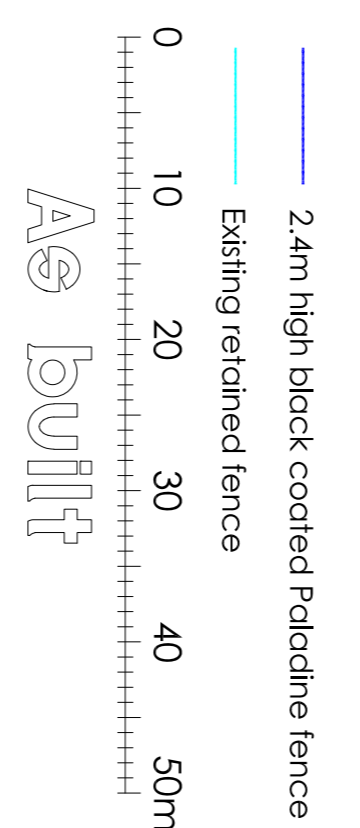






Site - 19,707m<sup>2</sup> gross  
 Units  
 10,514m<sup>2</sup> GEA  
 (8,704+1,810m<sup>2</sup>)  
 88 cars  
 4 motorcycles  
 26 cycles

- 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 original site drawings before commencing any work or making any shop drawings.  
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Job  
**Aerial Park**  
**Chesham**  
 Title  
**Site Plan**

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

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