



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	£13.75 per sq ft
Rates Payable	£6.61 per sq ft 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. 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.

Property Highlights / Amenities

- **Car Parking: Yes**

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

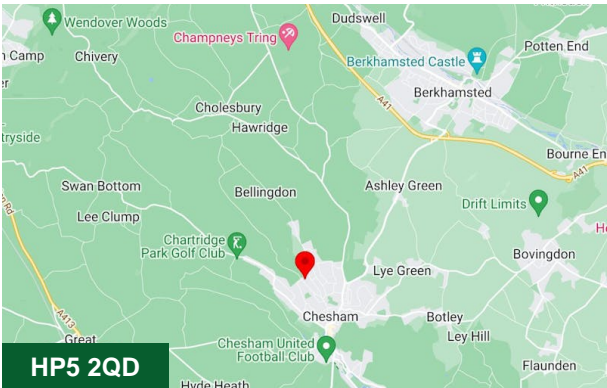
The property is available to let on a new lease direct from the landlord.

Business Rates

£59,500

EPC

B33



Viewing & Further Information



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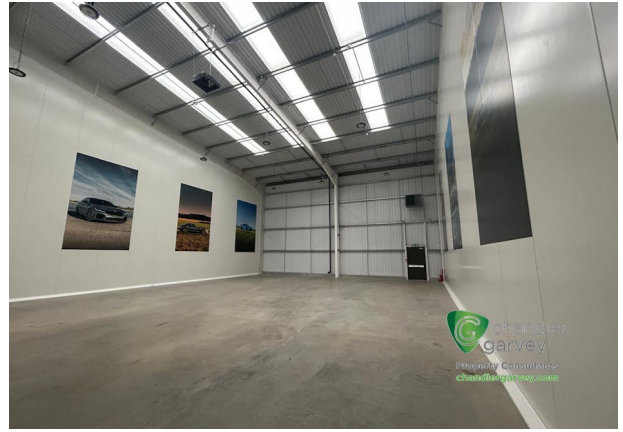
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Katy Kenealy (JLL)

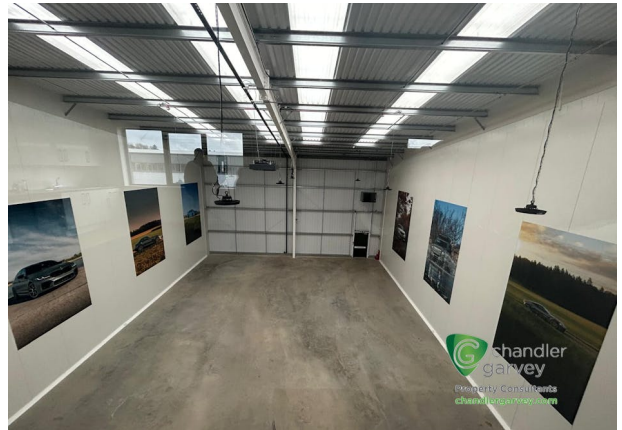
07892 704393
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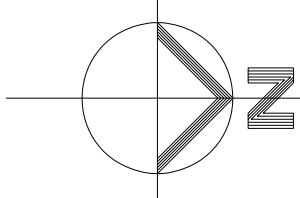
Annie Smith (JLL)

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Site - 19,707m2 gross

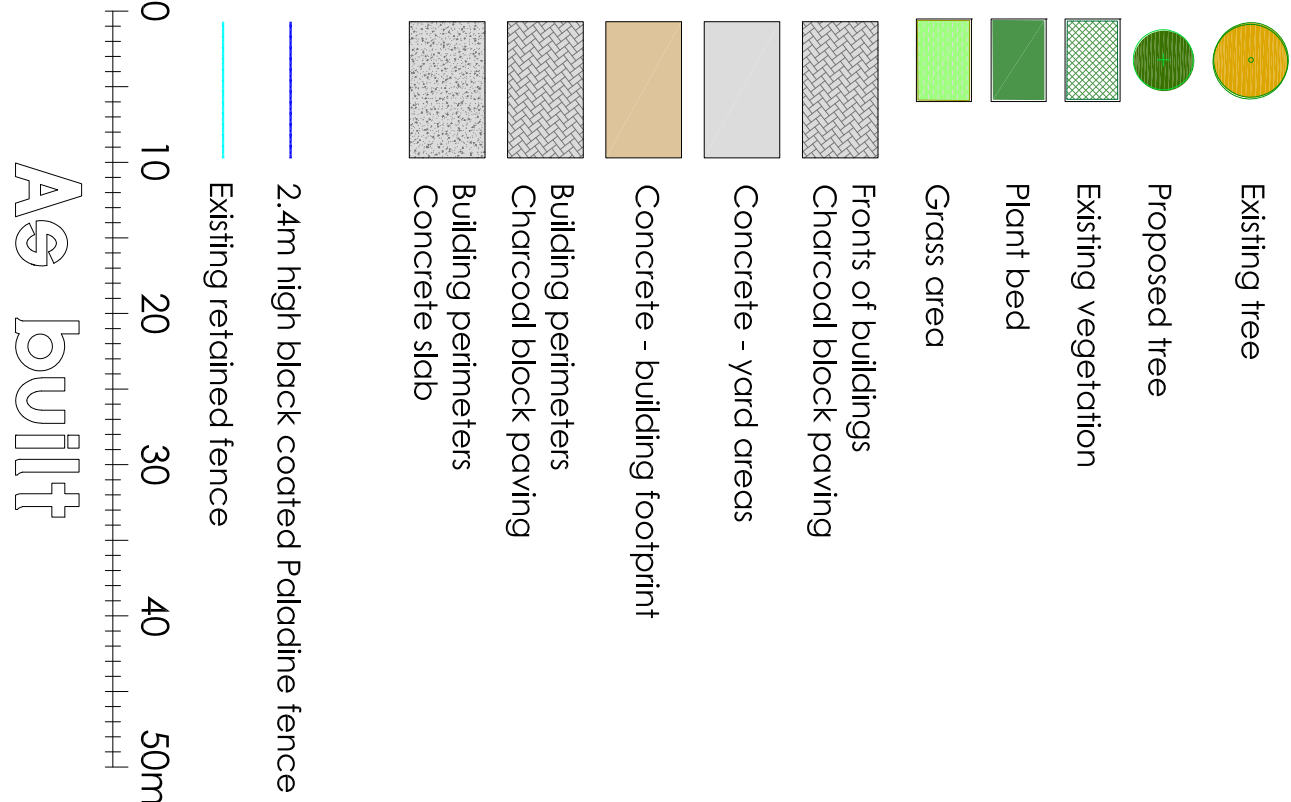
Units

10,514m2 GEA
(8,704+1,810m2)

88 cars

4 motorcycles

26 cycles



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.

Check all dimensions and levels before commencing any work or making any shop drawings.

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Job

Aerial Park

Chestnam

Site Plan

Dig No C-287-10-01

Date 9-2019 Scale 1:500 (A1) Rev E

Down Checked CDM P-Preliminary A-Approval

Interferer C-Construction

IAN C KING ASSOCIATES - ARCHITECTS

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