



AERIAL PARK

Chesham HP5 2QD

56% LET

- ❑ New industrial/warehouse units to let
- ❑ 5,594 to 38,164 sq ft
- ❑ Ready for occupation now

www.aerialpark.co.uk

 LONGMEAD
CAPITAL



AERIAL PARK

Chesham

Aerial Park sits on Asheridge Road, Chesham's principal commercial area north west of the town centre.

The scheme is located 1 mile from the town's busy high street, retail area and walking distance to Chesham underground station.

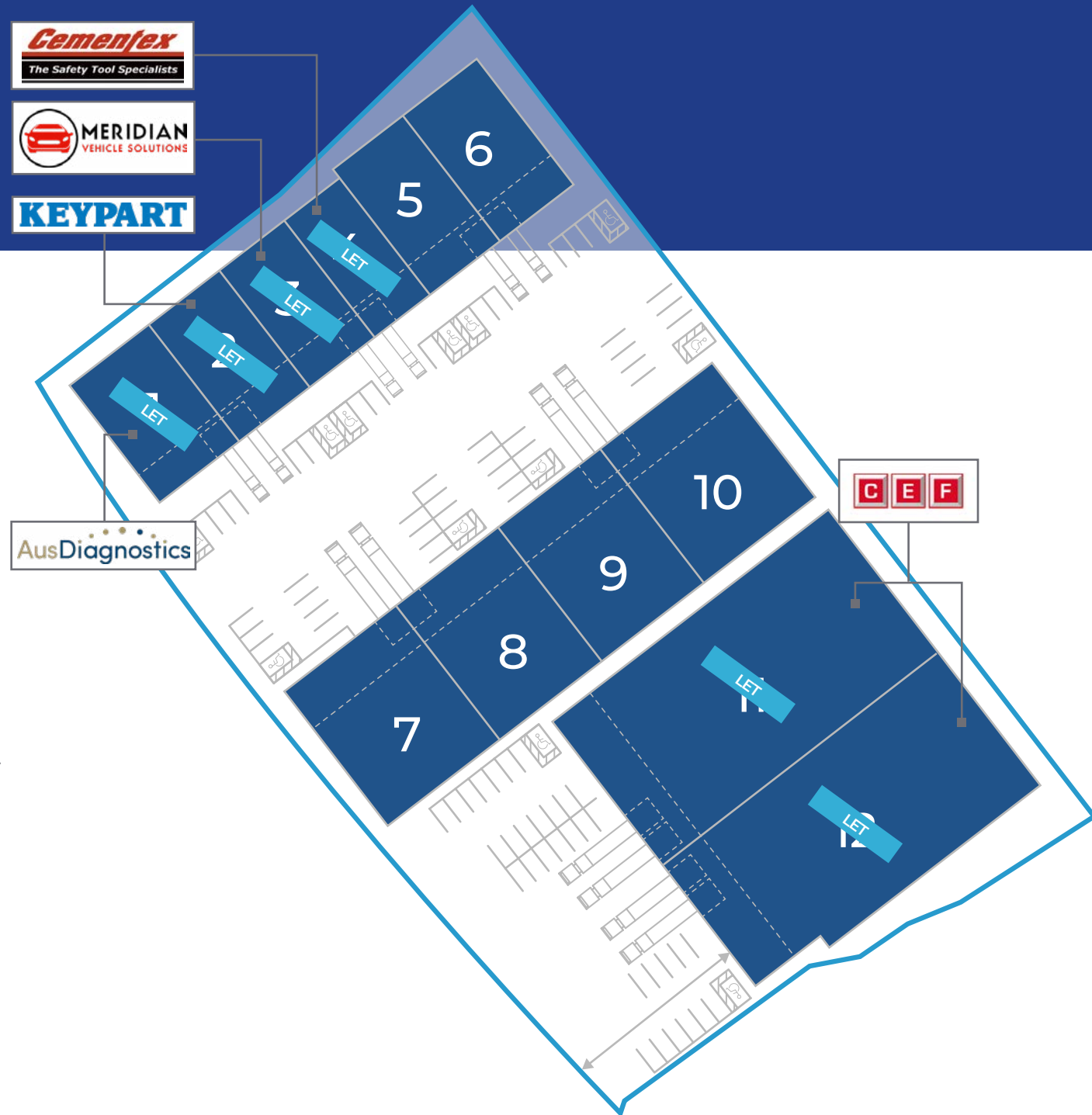
Easy access to M40/M25/M1 motorways.

GREEN CREDENTIALS

The developer employs the latest environmentally friendly technologies. The scheme will ensure a minimum 11.2% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels to units 11 & 12
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- EPC Grade B for all remaining units



ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Unit	Ground floor	First floor	Total
5	4,510	1,084	5,594
6	4,951	1,193	6,144
		Total	11,738

Unit	Ground floor	First floor	Total
7	7,870	2,163	10,033*
8	7,091	1,953	9,044*
9	7,086	1,953	9,039*
10	7,875	2,173	10,048*
		Total	38,164

*Units 7 & 8 combined 19,077 sq ft
Units 7, 8 & 9 combined 28,116 sq ft
Units 9 & 10 combined 19,087 sq ft



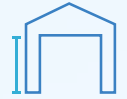
UNITS 5-10

5,594 up to 38,164 sq ft

(units 5-6 and 7-10 can be combined)



Ability to
combine units



Units 5-6
min 6.5m clear
internal height



Units 7-10
8.4m clear
internal height



Landscaped
environment



Secure
site

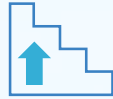


12 year collateral
warranty available





Electric loading doors



First floor for storage or fitting out as office space



37.5kN sq m floor loading minimum

SPECIFICATION

Industrial/warehouse units finished to a shell specification for occupiers to undertake fit out to suit their own specific occupational needs.

Units 6 and 7 have had the mezzanine converted to provide a fitted office and benefit from LED lighting, suspended ceiling, carpeting and electric heating.

PLANNING USE

B8 (warehouse) use.

TERMS

Leasehold only.

New Full Repairing & Insuring leases available terms by arrangement.



Internal photo from Unit 7



Internal photo from Unit 7



TRAVEL DISTANCES

ROAD

Chesham town centre	1 mile
M25 J18	8.1 miles
M25 J20	11.4 miles
M1 J8	11.6 miles
Hemel Hempstead	9.6 miles
High Wycombe	12.3 miles
Watford	14 miles
Uxbridge	18 miles
Park Royal	25 miles

RAIL

Chesham London Underground	1.1 miles
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Travel Times:

London Baker Street	56 min
London King's Cross	1 hour

AIRPORT

Heathrow Airport	24.5 miles
Luton Airport	22.3 miles



ASHERIDGE ROAD
CHESHAM HP5 2QD

More information available through the joint marketing agents:



Katy Kenealy
katy.kenealy@jll.com
07892 704 393

Annie Smith
annie.smith@jll.com
07596 316 648



Joanna Kearvell
jk@chandlergarvey.com
07887 793 030

Marcus Smith
ms@chandlergarvey.com
07471 996 320

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate.
VAT may be applicable to rent/price quoted. January 2024.

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