



## Unit 11 Chess Business Park

Moor Road, Chesham, HP5 1SD

### **MODERN OFFICES WITH PARKING**

**1,513 sq ft**  
(140.56 sq m)

- Ground and First Floor open plan offices
- Fully carpeted throughout
- LED lighting
- Kitchenette, 2 x WCs and 1 x accessible WC
- Gas central heating via radiators
- 7 Car parking spaces

# Unit 11 Chess Business Park, Moor Road, Chesham, HP5 1SD

## Summary

<b>Available Size</b>	1,513 sq ft
<b>Rent</b>	£26,000 per annum Plus VAT
<b>Rates Payable</b>	£13,952 per annum 2023
<b>Rateable Value</b>	£27,250
<b>Service Charge</b>	£692.50 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (25)

## Description

Unit 11 Chess Business Park comprises ground and first floor offices with kitchenette, LED lighting, intercom, security alarmed, carpeting throughout and perimeter trunking. Both floors are open plan with the first floor also benefiting from 3no. partitioned spaces.

There are 7 car parking spaces associated with the property.

## Location

Chess Business Park is a commercial estate with a mixture of office and light industrial units, accessible off the link road between Amersham and Chesham.

Chesham is strategically located northwest of London, with good proximity to Watford, Hemel Hempstead & High Wycombe. The area has excellent road connectivity, with easy access to the M25, M1 & M40. The Metropolitan Line station provides a direct link to Central London and there is a railway station in nearby Amersham.

## Accommodation

Name	sq ft	sq m	Availability
Ground	697	64.75	Available
1st	816	75.81	Available
<b>Total</b>	<b>1,513</b>	<b>140.56</b>	

## Terms

Available to let on a new lease direct from the Landlord on terms to be agreed.

## Business Rates

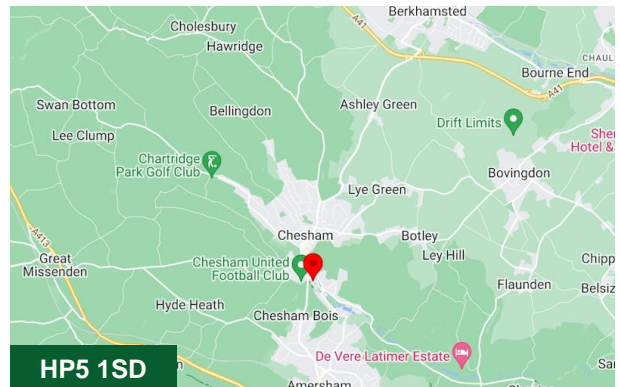
Rateable Value £27,250

## EPC

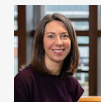
A25

## Money Laundering and Identity Checks

Money Laundering and Identity Checks will be carried out on all tenants and proof of identity documents will be required.



## Viewing & Further Information



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