





## Unit 8, Howard Industrial Estate, Chilton Road, Chesham, HP5 2AU

### TO LET

#### Summary

- Size: 3,744 sq ft
- Rent: £48,000 per annum
- Rates payable: £12,724.50 per annum
- Rateable value: £25,500
- EPC: D

#### Further information

- [View details on our website](#)

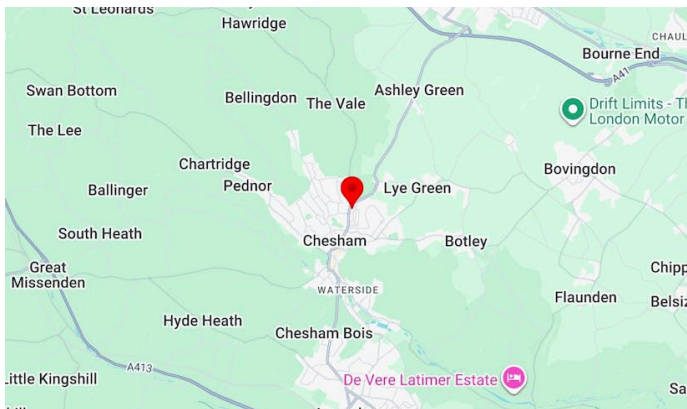
#### Viewings and Further Information



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#### Description

The property is situated on the popular Howard Industrial Estate and occupies an end-of-terrace position as the first unit upon entry. It comprises a steel portal-framed industrial unit providing flexible business accommodation, featuring a solid concrete floor, roller shutter door, good on-site parking, three-phase electricity, a manual concertina door and office space.

The unit will be refurbished before occupation.

The site is securely fenced, with main gates closed during evenings and weekends and CCTV. However, each tenant retains access outside of standard hours.

Please note, the property is not suitable for leisure (Class E) or motor trade uses.

#### Location

Howard Industrial Estate is situated just off the Berkhamsted Road to the north east of Chesham town centre. Chesham is located to the north west of London within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe.



The area has good communications provided by the M25 via the A41(M), the M1 and the M40 motorways. There is a direct train link to London on the Metropolitan line.

#### Terms

The property is available on a new lease direct from the landlord, on terms to be agreed.

#### Money Laundering / Identity Checks

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

#### 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.



