

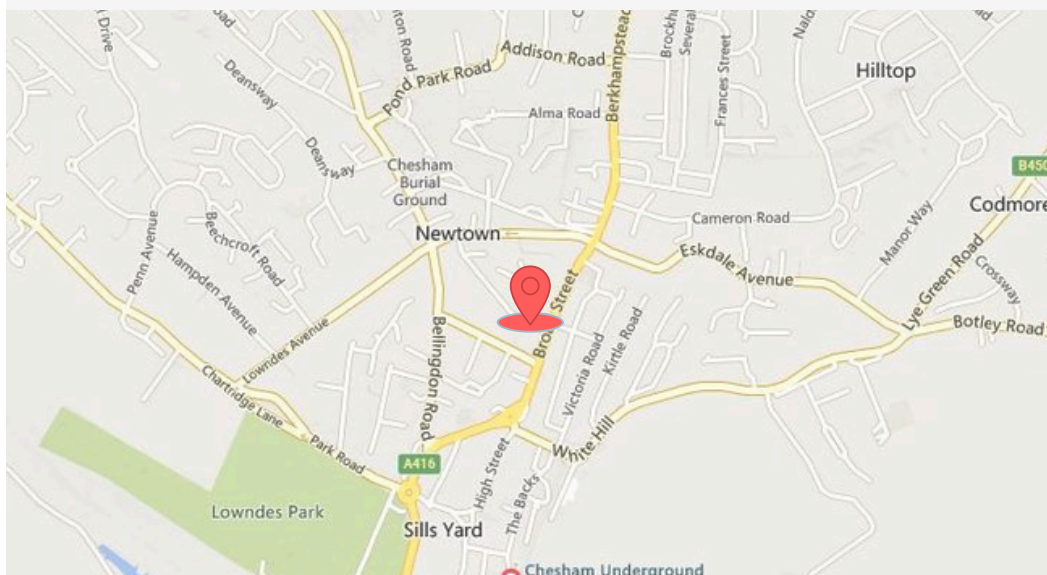
# Unit 1 Powerhouse | Higham Mead | Chesham | HP5 2AH

Office / Business Unit |  
For Sale | 865 Sq.ft



## Key features

- Town centre location
- Flexible space
- Suspended ceiling and perimeter trunking
- High speed fibre connection with up to 1GB lease line
- Uses - Office / Workshop / Storage
- Class E Use applicable
- Rare purchase opportunity



## For viewings contact

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## Unit 1 Powerhouse | Higham Mead | Chesham | HP5 2AH

### Description

The property comprises a ground floor office unit within a converted Victorian era power station. Unit 1 is currently sub-divided by way of demountable stud walls into multiple smaller rooms, including a large board/meeting room, two single offices, one double office and a kitchen facility with storage. The office offers lighting (LED's panels in one room), carpeting, perimeter trunking and wall mounted heating throughout.

Applicable uses - Office / Storage / Workshop / other Class E Uses.

The property is allocated 1 car parking space, there is additional car parking available across communal car parking spaces.

### Location

The property is situated within the original converted Power House Building on the Higham Mead Estate, accessed via Higham Way. The property offers good transport connections, with A404 providing access to the M25 (Junction 18), as well the A41 connecting nearby business centres such as Aylesbury, Hemel Hempstead and Watford. The property is within walking distance of Chesham Town Centre and amenities.

### Tenure

The property is available to purchase on a long leasehold basis for a term of 999 years from 18th December 2006.

### Price

Offers invited in the region of £155,000 plus VAT.

### Accommodation

Total | 865 Sq.ft | 80.36 Sq.m

This floor area is approximate and has been calculated on a IPMS3 basis.

### Service charge

We understand the current year-end service charge costs equate to approximately £320.54 per quarter.

### Rates

The VOA website shows an entry in the current Rating List of £9,100. The rates payable will be a proportion of this figure.

For rates payable from 31st March 2024, refer to the Local Rating Authority, Buckinghamshire Council - 0300 131 6000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

The property has an EPC rating of E 125. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.