

# CHESHAM HOUSE DEANSWAY, CHESHAM

HP5 2FW

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Warehouse / Production Unit / Office  
**FOR SALE / TO LET**



Indicative CGI illustrating 2 level access doors and glazed reception



## KEY DETAILS

- Gated self-contained site
- Flexible building capable of accommodating a number of uses (subject to alteration/planning)
- Air conditioning
- Break out / kitchen area
- First floor office space with training room

## AMENITIES



EPC



Parking



Air Conditioning



Kitchenette



Flexible Layout



Level Loading Doors



WCs



Excellent Natural Light

## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor	920.72	9,910
First Floor Offices	177.87	1914
<b>Total GIA</b>	<b>1,098</b>	<b>11,825</b>

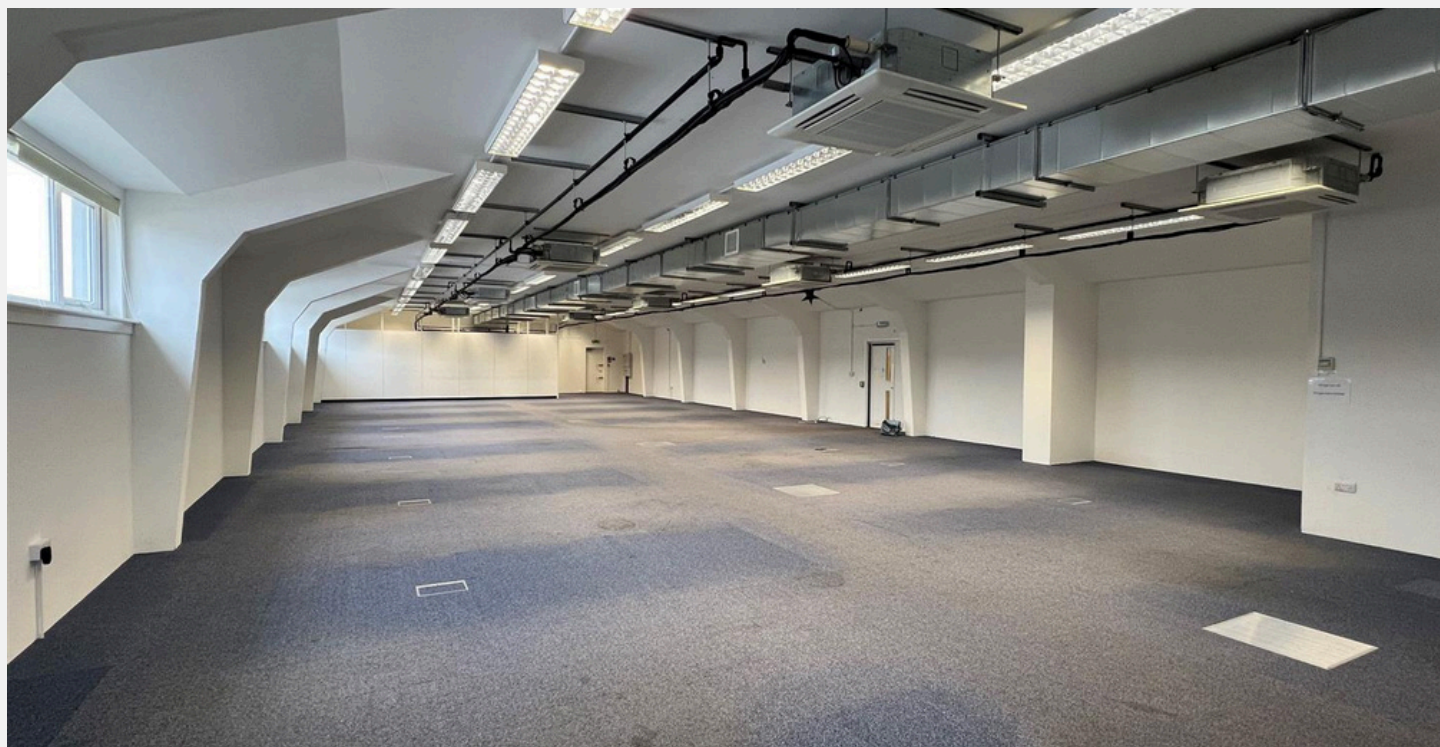
*These floor areas are approximate and have been calculated on a gross internal basis.*

## DESCRIPTION

The property is arranged as two wings and a two storey central building.

The two ground floor wings comprise a total of approximately 8,000 Sq.ft of air conditioned space. The ground floor of the central section comprises a loading bay, WC facilities and a large kitchen/breakout area and the first floor provides office accommodation, meeting rooms, further WCs and a kitchenette.

The indicative CGI shows how the building could be enhanced to give better access to both wings STP.



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## LOCATION

The property is on Deansway, in a mixed-use area on the north side of Chesham, about half a mile from the town centre.

Chesham lies in the Chilterns with good road links—10 miles from the M25 via the A404 (J18) or A41 (J25). The M1 and M40 are also easily accessible. Nearby towns include Berkhamsted, Amersham, and Hemel Hempstead.

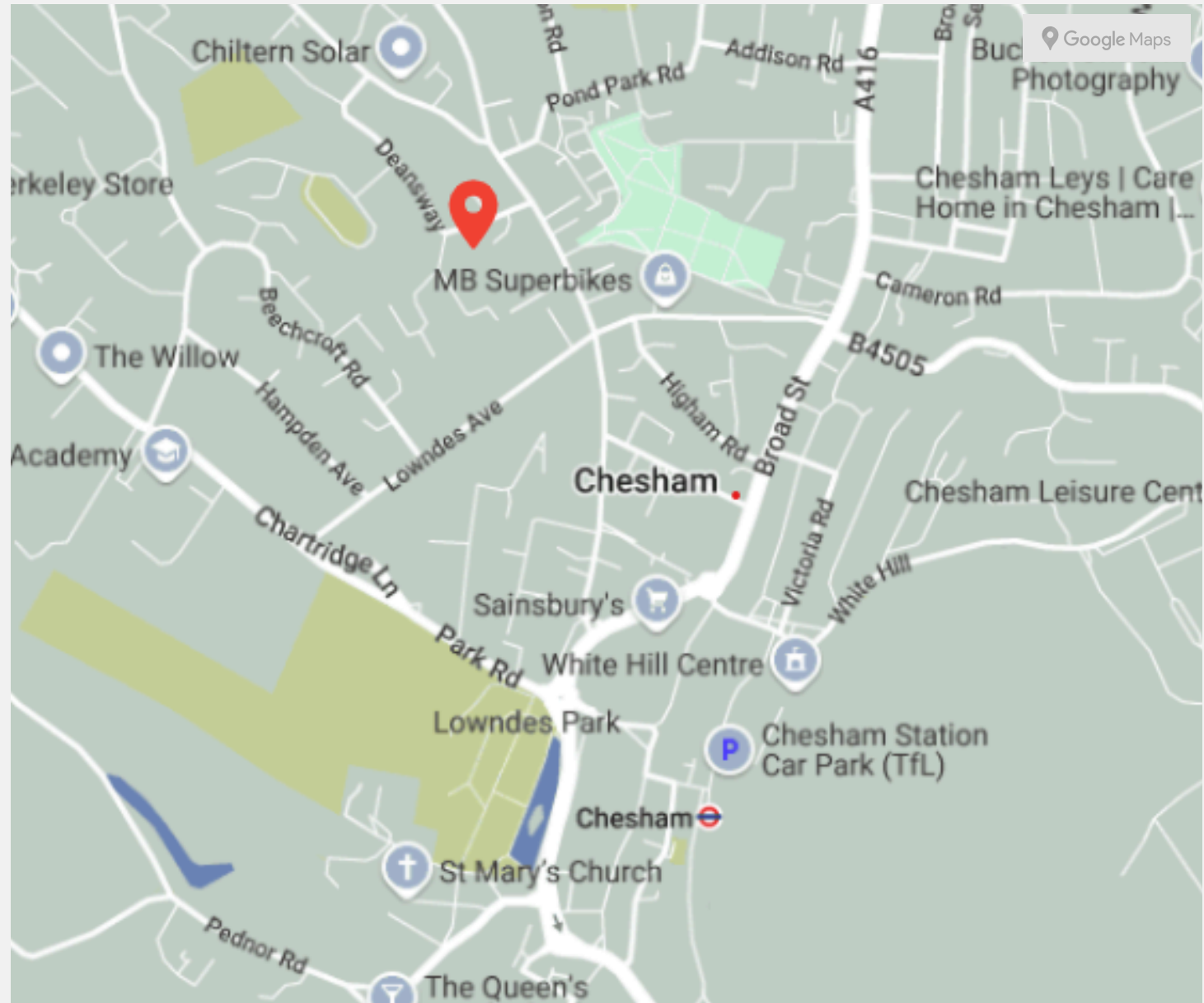
Chesham station (1 mile away) is on the Metropolitan line, with a direct journey to London (Baker Street) in about 55 minutes.

## TRANSPORT

🚇 Chesham Underground - 1 mile

🛣️ M25 - 10 miles

🚌 Local buses



## TERMS

A new lease is available at a guide rent of £140,000 per annum exclusive plus VAT. Alternatively the property is available on a freehold basis, offers are invited in excess of £1,750,000 plus VAT.

## EPC

The property has an EPC rating of C 62. Details available upon request.

## RATES

The VOA website shows an entry in the current Rating List of £48,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Chiltern District Council – 01494 732077.

## LEGAL COSTS

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



# CONTACT

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