

OFFICES FOR SALE



**FOR
SALE**

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

1,555 Sq Ft (144.46 Sq M)
Offices

- The property is held on a 10 year full repairing and insuring lease from 01.01.2017. Rent is due from 01.01.2020 at £13,750 per annum exclusive plus VAT. The Tenant is required to pay for all utility charges, business rates and building insurance. The tenancy has a break/termination clause with a 12 month's written notice by either party and a rent review date 5 years from commencement of lease.



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Location

Chesham is strategically located to the north west of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

Description:

The Chess Business Park was developed by local developer, Gullet & Sons Limited. The building provides end of terrace office building constructed of brick with traditional pitched roof. 1,555 sq ft (144.46 sq m). 7 car spaces. Carpeted throughout. Disabled WC plus 2 others. Kitchenette. Cabling throughout. LED lighting. Ground floor open space 739 sq ft. First floor 3 meetings rooms and general office area 816 sq ft.

Accommodation:

1,555 Sq Ft (144.46 Sq M)



Price:

£450,000 for the Freehold

Business Rates:

Rateable Value £23,000

EPC:

A25

Tenure:

For Sale Freehold, subject to a 10 year lease to The Trustees of the King's Church, Chesham, who have confirmed their charitable use of the building which means that VAT is zero rated.

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

Contact

For further information or to book a viewing please contact



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