

anglo

BUSINESS PARK

ASHERIDGE ROAD | CHESHAM | BUCKS



3 new business units or offices for sale/to let



A Development by



in association with



with **total flexibility** from
2,088 sq ft – 9,192 sq ft approx
(194m² – 854m²)

www.anglobusinesspark.co.uk

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THE DEVELOPMENT

The development forms part of the second phase of the Anglo Business Park, of which only 3 units remain available. The Business Units are available as a whole or alternatively on a floor-by-floor sale or letting. Unit 1 has now been fully fitted as offices.



THE SPECIFICATION

- ▶ 38 on-site car parking spaces
- ▶ Steel portal frame construction
- ▶ All mains services provided to buildings
- ▶ Landscaping
- ▶ Elevations of self finish profile cladding panels and masonry
- ▶ 3 phase electrics
- ▶ Fully fitted office suites available from 1,839 sq ft (net)
- ▶ Unit 1 is fully fitted as offices
- ▶ Alternative ground floor shell available

PRICE/RENT

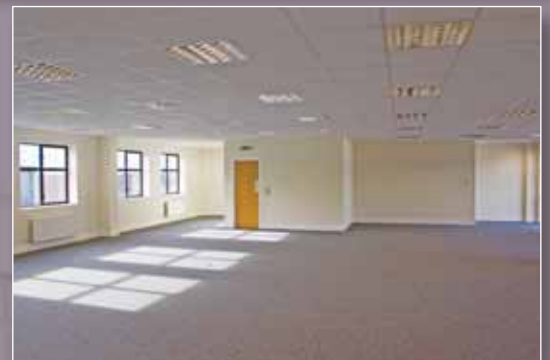
Available on application.

TENURE

The premises are available either freehold or leasehold.

LEGAL FEES

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

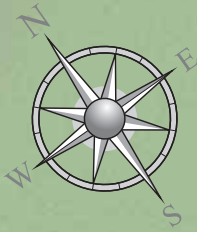


UNIT SIZES

	Ground Floor	First Floor	Parking Spaces
Unit 1	2,088 sq ft / 194m ²	2,088 sq ft / 194m ²	12
Unit 2	1,529 sq ft / 142m ²	1,529 sq ft / 142m ²	SOLD
Unit 3	2,508 sq ft / 233m ²	2,508 sq ft / 233m ²	14
Unit 4	2,508 sq ft / 233m ²	2,508 sq ft / 233m ²	SOLD
Unit 5	1,529 sq ft / 142m ²	1,529 sq ft / 142m ²	SOLD
Unit 6	2,088 sq ft / 194m ²	2,088 sq ft / 194m ²	12

All areas are subject to measurement at completion and are based on gross internal dimensions. For net areas refer to the agents.

ASHERIDGE ROAD



Unit 3

Unit 2

SOLD

Unit 1

Fully Fitted Offices

Unit 6

Unit 5

SOLD

Unit 4

SOLD

Anglo
Business Park
Phase 1

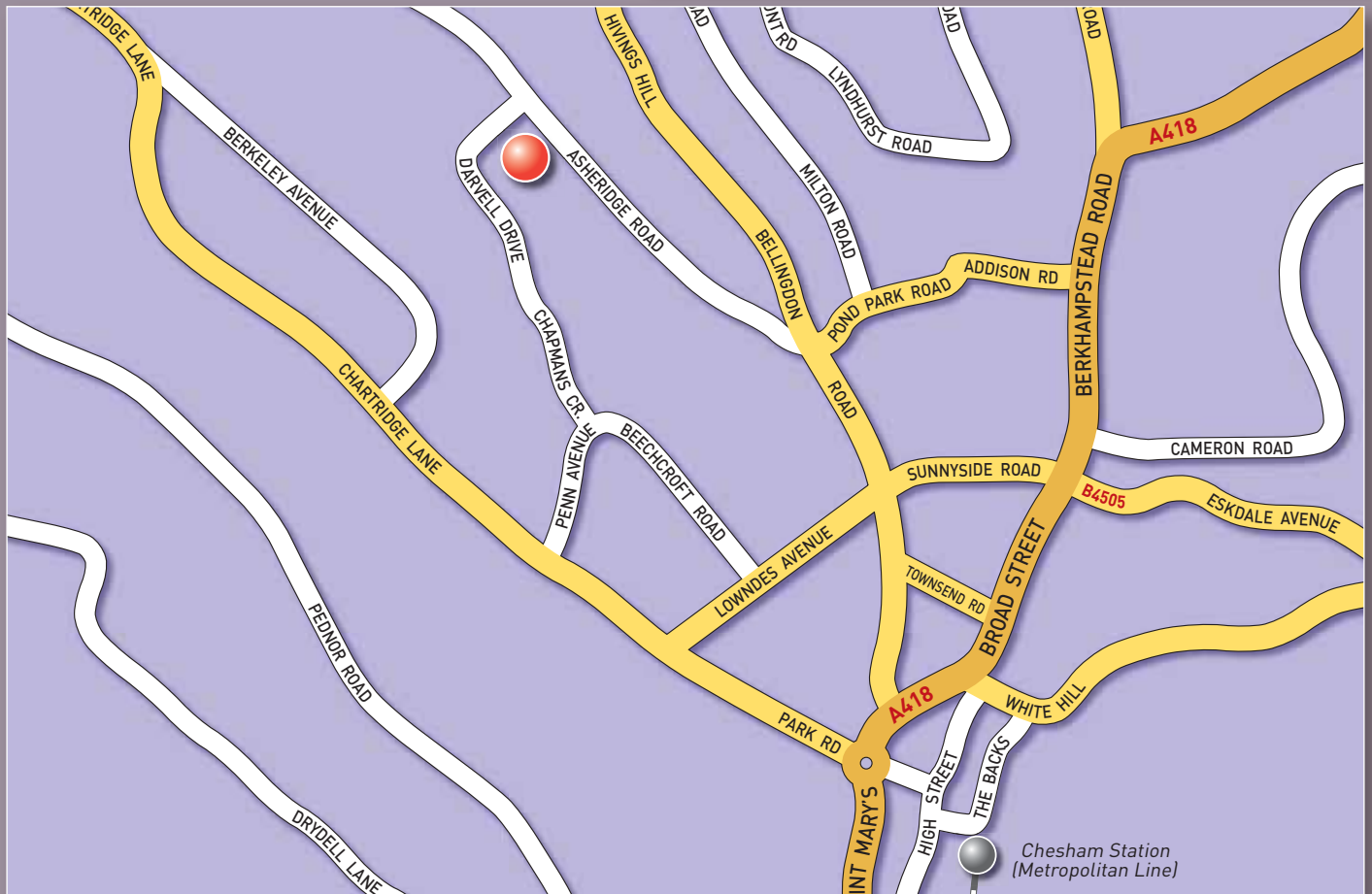
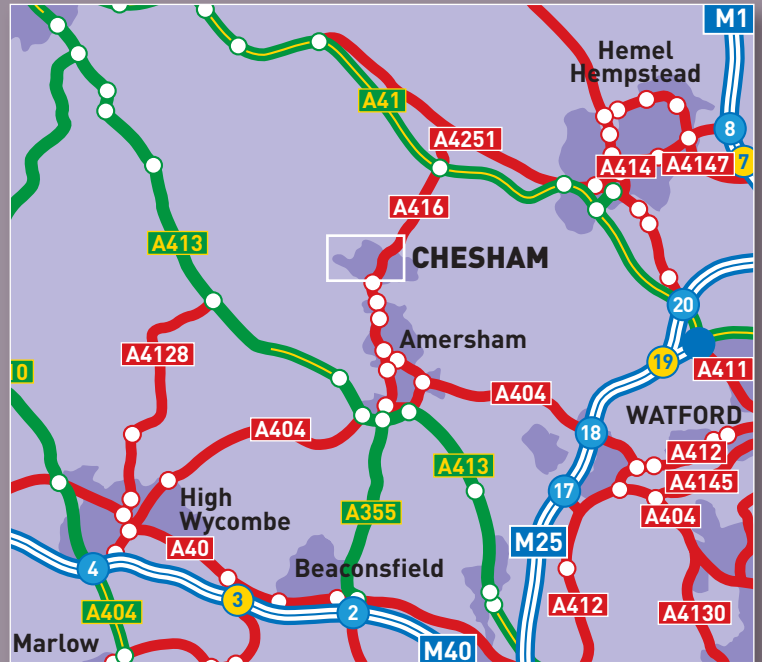
Anglo
Business Park
Phase 1



LOCATION

The site is prominently located in Asheridge Road to the north-west of Chesham town centre in a predominantly industrial/business area.

Chesham is situated to the north-west of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area has good travel links provided by the M25 via the A41(M), the M1 and M40 motorways, combined with a direct link to Central London on the Metropolitan Line.



FURTHER INFORMATION



Contact Alan Chandler on 07831 372711
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