



Unit 2 Chiltern Court, Asheridge Road, Chesham, HP5 2PX

**To Let / For Sale | 2,410 sq ft**

TWO STOREY OFFICE BUILDING

## Unit 2 Chiltern Court, Asheridge Road, Chesham, HP5 2PX

### TO LET / FOR SALE

#### Summary

- Size: 2,410 sq ft
- Rent: £16 per sq ft £38,560 per annum
- Price: £580,000 - 997 year long leasehold
- Rates payable: £13,716 per annum For rates payable please refer to the Local Rating Authority, Chiltern District Council. 2026
- Rateable value: £31,750
- EPC: C (54)

#### Further information

- [View details on our website](#)
- [Microsite](#)

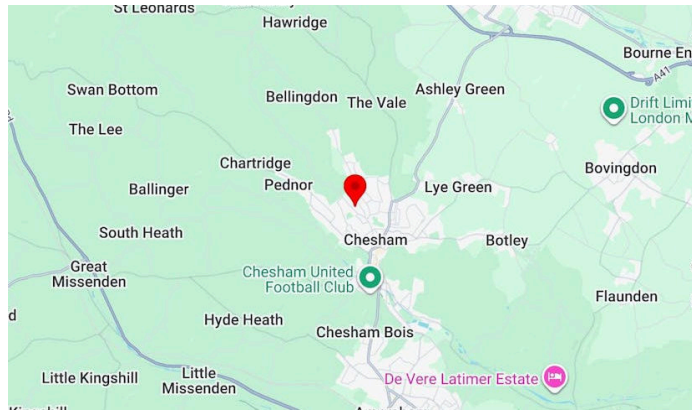
#### Viewings and Further Information



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#### Description

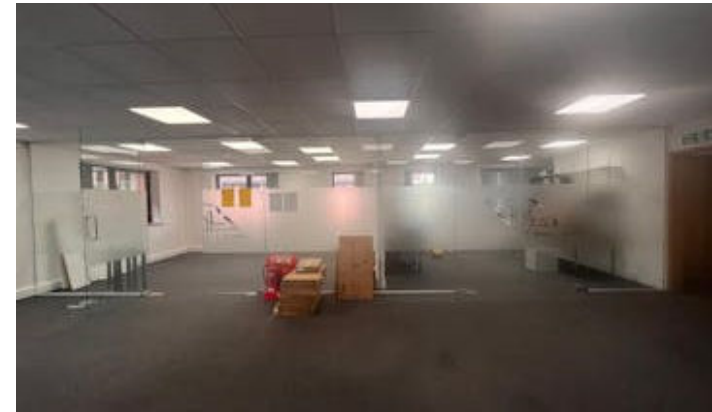
The Chiltern Court Estate is a development of 19 individual office buildings arranged in an attractive courtyard setting with perimeter fencing and timing controlled access gates. Unit 2 is an end-of-terrace building to the front of the estate offering 2,410 Sq.ft of office accommodation across two open-plan floors. The building offers modern fully fitted office space across two floors, with independent kitchen facility & WCs on each floor.

The building will be let with 10 allocated car parking spaces, located to the front and rear of the property. The building provides a front entrance and rear double door loading.

The property is for sale (997 year long leasehold) with vacant possession or to let on a shorter lease.

#### Location

Located on the northern side of Chesham in the established Asheridge Road business area, Chiltern Court is approximately 3/4 mile from the town centre.



Chesham is set in attractive Chiltern countryside and benefits from excellent road communications being approximately 10 miles from the M25 motorway which can be reached via the A404 to Junction 18 or the A41 dual carriageway to Junction 20. Both the M1 and M40 motorways are within easy striking distance. Nearby towns include Berkhamsted, Amersham and Hemel Hempstead.

Chesham is served by the Metropolitan line underground railway - the station being approximately 1 mile from the property and which provides a journey.

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

