



**AITCHISON
RAFFETY**



- Factory / storage space on 2 levels
- GF eaves ranging from 3.7m to 4.54m. FF height 3.17m
- 3 loading doors
- Ground & first floor offices
- 3-phase power
- Yard of approx 8,525 sq.ft
- Total plot size 0.662 ac (0.268 ha)

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Premises at Higham Mead, Chesham, Buckinghamshire, HP5 2AH

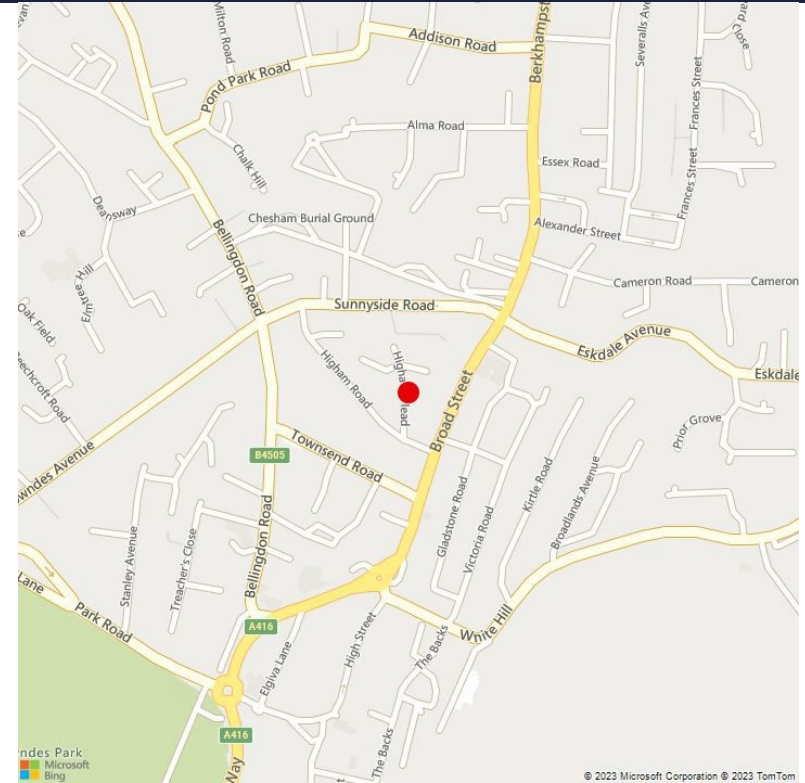
Factory/ Storage Unit

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Approx. 16,292 Sq Ft (1,513.53 Sq M)

To Let

Premises at Higham Mead, Chesham, Buckinghamshire, HP5 2AH



Description

The property comprises a largely two-storey factory/warehouse with rear single-storey extension plus offices on 2 floors set within a large plot of 0.662 ha providing useful yard space of approx 8,525 sq.ft

Location

Situated in the heart of Chesham

A41 junction at Berkhamsted	3.6 Miles
M25 Junction 18	8.0 Miles
High Wycombe	11.6 Miles
Central London	31.0 Miles

Floor Area

GF Storage	8,722 Sq Ft	810.27 Sq M
GF Offices/ Reception	1,435 Sq Ft	133.31 Sq M
FF Storage	5,255 Sq Ft	488.19 Sq M
FF Offices	880 Sq Ft	81.75 Sq M
Total	16,292 Sq Ft	1,513.53 Sq M

Rent

£97,500 per annum exclusive

Terms

A new lease is available on a short term lease for a term to be agreed subject to regular mutual breaks to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

From online checks the rateable value is £50,000 with a rates bill of approx £24,950 for 2023-24

VAT

This property is subject to VAT.

Energy Performance Rating

Band D - 92

Viewings

Strictly by appointment via the soles agents - Aitchison Raffety 01442 220800
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