



## Ground Floor 19 Chiltern Court

Asheridge Road, Chesham, HP5 2PX

### MODERN REFURBISHED GROUND FLOOR OFFICES

668 sq ft  
(62.06 sq m)

- Recently refurbished
- Heating to radiators
- Suspended ceiling
- New LED lighting
- Perimeter trunking
- Newly fitted kitchen
- New carpeting
- Disabled WC
- Good car parking

# Ground Floor 19 Chiltern Court, Asheridge Road, Chesham, HP5 2PX

## Summary

<b>Available Size</b>	668 sq ft
<b>Rent</b>	£11,400 per annum
<b>Rates Payable</b>	£4,191.60 per annum
<b>Rateable Value</b>	£8,400
<b>Service Charge</b>	£8,720 per annum Inclusive of all utilities
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (42)

## Description

The building forms part of Chiltern Court which was developed during the early 1990's. The whole estate comprises 19 separate office buildings, in an attractive gated courtyard setting, in an established business area of Chesham.

The property comprises a recently refurbished, end of terrace, ground floor office suite, to the rear of the estate, benefitting from triple aspect, 4 car parking spaces, newly fitted kitchen, new carpeting, suspended ceilings, new LED lighting and perimeter trunking. There is a disabled toilet within the ground floor suite, access control with a camera and radiator heating. 19 Chiltern Court has recently been awarded a B rated EPC which means the property is very energy efficient.

The ground floor suite is available on a new lease direct from the landlord.

Small business rates relief available if the business qualifies.

## Location

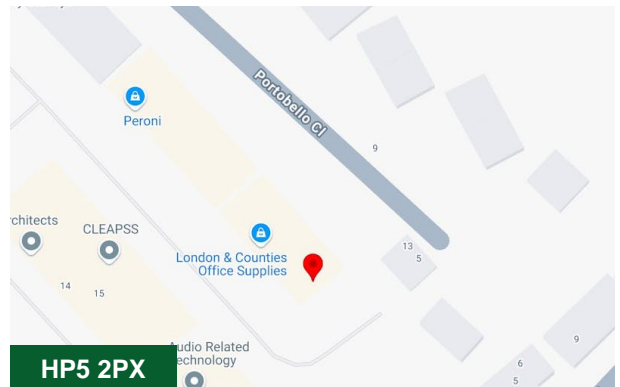
Chiltern Court is located on the northern side of Chesham, which is strategically located to the north west of London. Nearby towns include Berkhamsted, Amersham and Hemel Hempstead. Facilities include, Sainsburys 950 metres, Chesham High Street 1,050 metres and London Underground Station 1,200 metres. The area benefits from excellent communications with access to M25 within 7 miles, M40 within 8 miles, A41 within 3 miles, and M1 within 9 miles. Chesham is also located on the Metropolitan Line providing direct access to central London.

## Terms

A new lease to be granted direct from the Landlord on terms to be agreed.

## EPC

B42



## Viewing & Further Information



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