Duncan Bailey Kennedy
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Commercial Property Consultants
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PROPERTY PARTICULARS

UNIQUE OPPORTUNITY

UNIT 10 ANGLO BUSINESS PARK
ASHERIDGE ROAD
CHESHAM
BUCKS HP5 2QA

INDUSTRIAL UNIT 5,552 SQ. FT. (515.78 SQ. M)
Approximate Gross Internal Area

FOR SALE FREEHOLD

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The premises is situated and forms part of the Anglo Business Centre, off of Asheridge Road, the main commercial and industrial area of the town, being about a mile from the town centre. Chesham enjoys good access to the major road network via the A416. The M25 (8 miles) and Central London, Watford, Hemel Hempstead, High Wycombe, etc. are easily reached.

DESCRIPTION
A modern end terraced industrial unit with storage production on ground floor, along with offices at ground and first floors.

AMENITIES
- Glazed reception area
- Roller shutter door
- Male and female WC facilities
- Kitchen
- Loading bay
- 8 parking spaces

ACCOMMODATION

Ground Floor	5,070 sq. ft.	
First Floor	482 sq. ft.	
Total area	5,552 sq. ft.	(515.78 m²) Approximate Gross Internal Area

PRICE - £695,000 for the freehold interest with vacant possession (subject to contract) plus VAT.

BUSINESS RATES
To be re-assessed, as currently combied with Unit 9.

ENERGY PERFORMANCE RATING: - To be confirmed.

VIEWING – Strictly by appointment with Sole Agents:

Duncan & Bailey-Kennedy
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