FOR SALE/TO LET

OTHER/OFFICE

GRAHAM SIBBALD

1-2 Broadway Court, The Broadway, Chesham, Buckinghamshire, HP5 1EG

- 2,045 sq ft + 2,073 sq ft or 4,118 sq ft overall.
- Available For SALE or To LET
- Guiding £450,000 per building or £900,000 together
- To LET - £14 psf per building

LOCATION

The buildings are located in Chesham town centre, close to all amenities and local car parks.

Chesham Train Station is 0.1 miles to the east, serving the Metropolitan line with regular services into Central London. Chesham is also well located via road being within 3.5 miles of A41 (access to Aylesbury, Bicester, Oxford) and within 6 Miles of the M25 (Junction 18) with access into central London and all surrounding locations.

DESCRIPTION

1&2 Broadway Court, Chesham are two very prominent office buildings located in the heart of Chesham. The buildings are both self contained three storey premises that are available together or separately.

Both buildings are largely similar in configuration with separate entrances. The ground floors provide reception areas with private offices. The first floor benefit from large semi circular windows directly overlooking The Broadway, at the heart of Chesham High Street. The buildings overall benefit from a mixture of open plan and private offices with Wc's off the main stairwells.

The internal specification includes electric panel heaters (no gas), carpeting throughout and air conditioning in the larger spaces. Each building is demised 1 car parking spaces, providing 2 spaces for both buildings in a rear courtyard, off Sainsbury's car park.

ACCOMMODATION

Two three storey office buildings.

1 Broadway Court	2,073 Sq Ft	192.58 Sq M
2 Broadway Court	2,045 Sq Ft	189.98 Sq M
Total	4,118 Sq Ft	382.56 Sq M

RATEABLE VALUE

Ratable value of £33,750 with rates payable in the region of £14,580 for both units.

VAT
We are advised that VAT will not be applicable,

ENERGY PERFORMANCE CERTIFICATE
C 69 & C 60 respectively

QUOTING RENT/PRICE
£14.00 Per Sq Ft/£450,000 - £900,000

TENURE
Available on a lease by negotiation or each building is available freehold.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

To arrange a viewing please contact:

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Date published: 08-Oct-2026

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