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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Securely Gated Open Storage Yard With Storage Unit

**LAND REAR OF 280 BELLINGDON ROAD
CHESHAM
BUCKS HP5 2NN**



21,949 sq.ft. (2,039.13 sq.m) Approximate Gross External Area

LOCATION

The site is located just off Bellingdon Road, a short walk to Chesham High Street and Chesham Underground Station (Metropolitan Line) providing access to Central London. To the south lies the A413 (London Road East) and the A355 (Amersham Road) providing access to the M40 motorway network and in turn, the M25 providing further access to Central London and surrounding home counties.

DESCRIPTION

An opportunity to lease a fully secured self-contained concreted open storage yard of circa 21,949 sq.ft. The yard is situated off Bellingdon Road which benefits from 3 Phase Power, water, and an existing storage unit. The site further benefits from 3 access gates, mains drainage, and has 24/7 access.

TRAVEL DISTANCES

Chesham High Street – 0.4 miles

Chesham Underground Station (Metropolitan Line) – 0.6 miles

M25 – 7.7 miles

M40 – 9.3 miles

Source: Google Maps

ACCOMMODATION (Approximate Gross External Area)

Site Area -	20,685 sq.ft. (1,921.70 sq.m)
Storage Unit -	1,264 sq.ft. (117.43 sq.m)
TOTAL -	21,949 sq.ft. (2,039.13 sq.m)

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord & Tenant Act Part II as amended.

RENT

£100,000 per annum.

VAT

VAT is applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local Council.

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE RATING

Upon enquiry.

VIEWING - By appointment with the instructed Agents: -

Duncan Bailey Kennedy

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