

# AerialPark

## Chesham, Buckinghamshire

- > 12 New industrial/warehouse units
- > 4,176 to 43,356 sq ft (units 11 & 12 combined)
- > Under construction
- > Available Q1 2021

For sale/  
To let



# Aerial Park

Aerial Park sits on Asheridge Road, Chesham's principal commercial area north west of the town centre

Located 1 mile from the town's busy high street, retail area and walking distance to Chesham Underground station

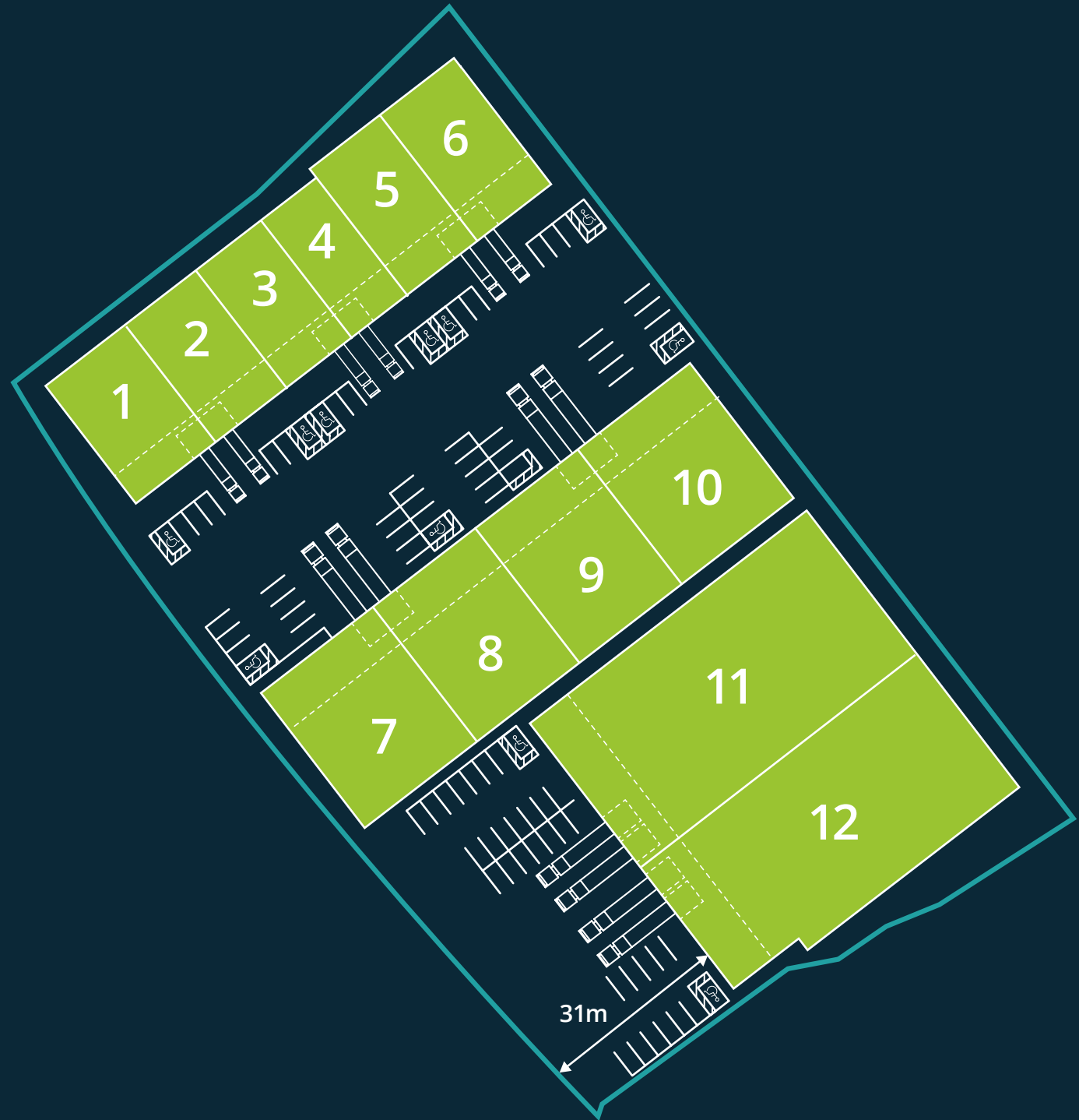
Easy access to M40/M25/M1 motorways

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 11.2% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels to units 11 & 12
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	4,833	1,238	6,071
2	4,166	1,066	5,232
3	3,886	990	4,876
4	3,326	850	4,176
5	4,499	1,066	5,565
6	4,908	1,163	6,071
<b>TOTAL</b>			<b>31,991</b>

Unit	Ground Floor	First Floor	Total
7	7,825	2,120	9,945
8	7,050	1,916	8,966
9	7,050	1,916	8,966
10	7,825	2,120	9,945
<b>TOTAL</b>			<b>37,822</b>

Unit	Ground Floor	First Floor	Total
11	20,139	2,734	22,873
12	18,180	2,303	20,483
<b>TOTAL</b>			<b>43,356</b>



CGI aerial of development

# Units 1-10

4,176 up to 37,822 sq ft (units 7-10 combined)

## General Specification

Industrial/warehouse units finished to a shell specification for occupiers to undertake fit out to suit their own specific occupational needs.

 <p>Units 1-6 6.5m clear internal height</p>	 <p>Units 7-10 8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>
 <p>37.5kN sq m floor loading minimum</p>	 <p>Electric loading doors</p>	 <p>Ability to combine units</p>
 <p>Landscaped environment</p>	 <p>Secure site</p>	 <p>12 year collateral warranty available</p>

## Planning use

B8 (warehouse) use, B1 (c) and B2 (industrial) uses available subject to planning.

## Terms

Available on a freehold and leasehold basis.



CGI of units 1-6

# Aerial Park



# Units 11-12

20,483 up to 43,356 sq ft (units 11-12 combined)

## General Specification

Industrial/warehouse units finished to a shell specification for occupiers to undertake fit out to suit their own specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading minimum</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>31m yard depths</p>
 <p>Landscaped environment</p>	 <p>Secure site</p>	 <p>12 year collateral warranty available</p>

## Planning use

B8 (warehouse) use, B1 (c) and B2 (industrial) uses available subject to planning.

## Terms

Available on a freehold and leasehold basis.



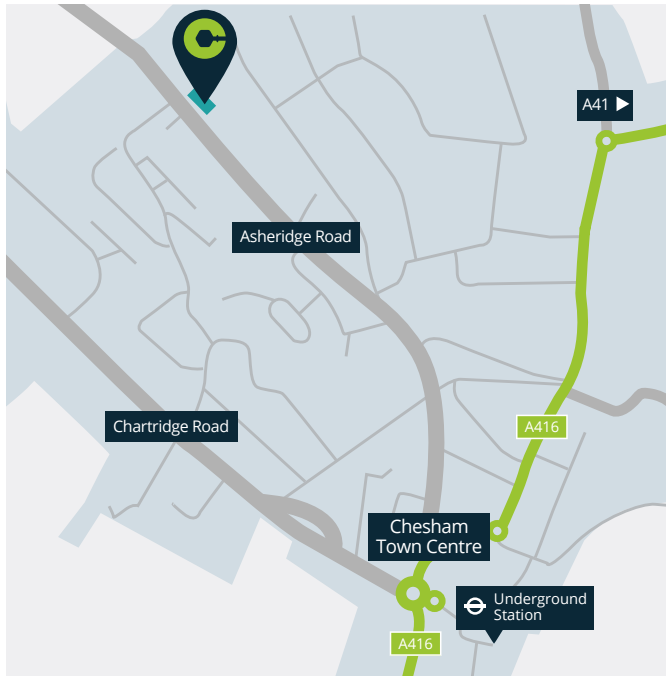
CGI of units 11-12

# Aerial Park



Previous Chancerygate development





## Travel Distances

### Road

Chesham town centre	1 mile
M25 J18	8.1 miles
M25 J20	11.4 miles
M1 J8	11.6 miles
Hemel Hempstead	9.6 miles
High Wycombe	12.3 miles

### Rail

Chesham London Underground	1.1 miles
<b>Travel Times:</b>	
London Baker Street	56 minutes
London King's Cross	1 hour

### Airport

Heathrow Airport	24.5 miles
Luton Airport	22.3 miles

Asheridge Road,  
Chesham HP5 2QD 

More information available  
through the joint marketing agents:



**Melinda Cross**  
melinda.cross@eu.jll.com  
07748 267 748

**Shaun Rogerson**  
shaun.rogerson@eu.jll.com  
07970 304 392



**Alan Chandler**  
ac@chandlergarvey.com  
07831 372 711

A development by:  
**Chancerygate**

**Alastair King**  
aking@chancerygate.com  
07748 324 966

**Tom Faulkner**  
tfaulkner@chancerygate.com  
07823 330 853

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2020.