

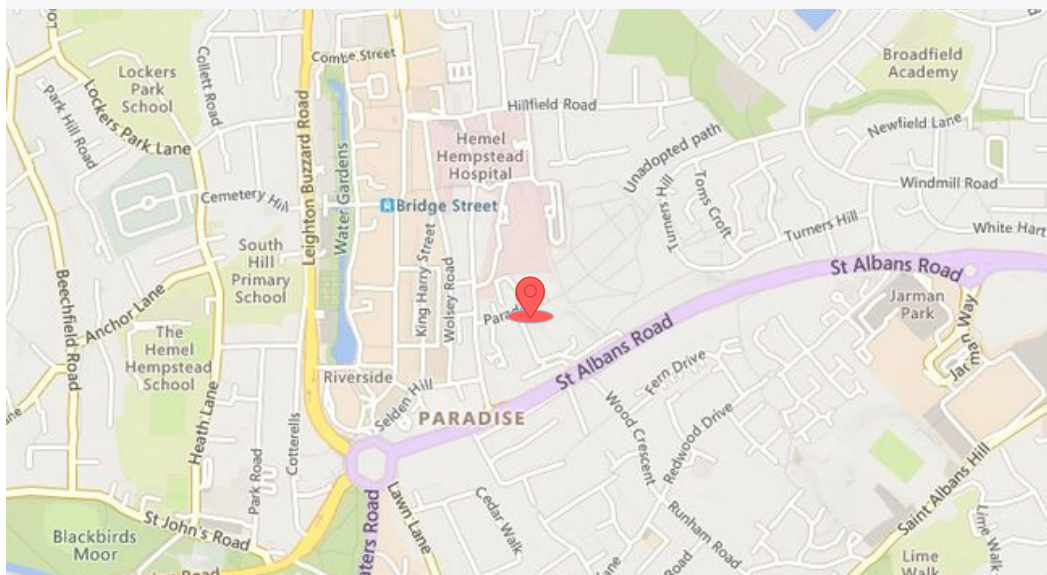
Unit 1 Paradise |  
Paradise Industrial Estate |  
Hemel Hempstead | HP2 4TF

Industrial Unit | To Let |  
7,301 Sq.ft (678 Sq.m) |  
Including Storage Mezzanine



**Key features**

- Easy access to junction 8 of the M1 & A41
- Easy walking distance of Hemel Hempstead town centre
- Refurbished unit to a high standard suitable for food use
- Large secure self-contained yard
- One level access loading door
- Competitive rental level



## Unit 1 Paradise | Paradise Industrial Estate | Hemel Hempstead | HP2 4TF

### Description

The property was built in the early 1980s and has undergone refurbishment to a high standard. The unit forms a small warehouse, office and a mezzanine storage deck of 1,476 Sq.ft. The unit has a clear eaves height of 4.8m and is accessed via one level loading door.

The key selling point of the unit being a large enclosed secure yard.

### Accommodation

Warehouse & Offices	5,825 Sq.ft	541.21 Sq.m
Mezzanine	1,476 Sq.ft	137.18 Sq.m
<b>TOTAL</b>	<b>  7,301 Sq.ft</b>	<b>  678.39 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £57,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Location

The property is situated within the Paradise Industrial Estate, only a short walking distance from the town centre. The unit is very accessible to the motorway system via the A14 to Junction 8 of the M1 (approximately 3 miles away) or the M25 via the A41 (approximately 5 miles away).

### Tenure

The property is held under a lease expiring 31st August 2031 incorporating a tenants only option to break at 31st August 2026. The current rent passing is £85,000 which is due to be reviewed on the 5th anniversary of lease i.e. 1st September 2026. The lease is full repairing and insuring and is outside the security of tenure provisions of the Landlord & Tenant Act 1954.

The property is offered by way of a sub lease to the break date or by way of assignment.

Alternatively, a surrender and regrant of a new lease may be available subject to separate negotiation.

### EPC

The property has an EPC rating of D 79. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### For viewings contact

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