

Unit 2 Enterprise Way |
Hemel Hempstead |
HP2 7YJ

Modern Warehouse Unit | To Let |
5,139 Sq.ft (477.50 Sq.m)



Key features

- 14 car parking spaces
- 6.5m eaves height
- WC accommodation
- Kitchenette
- Gas fired central heating to offices
- Electrically operated loading door
- 3 phase power



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Description

Unit 2 is an end of terrace warehouse/production unit. The unit benefits from a small office at ground floor with WC and kitchenette facilities and a first floor office of 1,484 Sq.ft arranged in an open plan layout.

Location

Hemel Hempstead is located 25 miles north-west of Central London, 6 miles west of St Albans and 8 miles north of Watford.

Hemel Hempstead town centre is 1.5 miles to the east of Maylands Business Area, Hemel Hempstead mainline station provides direct access to London Euston with a journey time of 30 minutes.

Junction 8 of the M1 motorway is 1.5 miles distant and the M1/M25 interchange is a further 3 miles to the south.

The unit is located on the Maylands Business Area. Enterprise Way industrial estate is accessed directly from Maxted Close which is off Maxted Road. Enterprise Way comprises two terraces of units built late 1990's.

Tenure

The property is available by way of an assignment or sublease to September 2028.

Alternatively the property may be available on a new lease direct via the landlord by negotiation.

Rent

£75,000 per annum exclusive.

Accommodation

Warehouse/ancillary		3,655 Sq.ft		339.60 Sq.m
First floor office		1,484 Sq.ft		137.90 Sq.m
TOTAL GIA		5,139 Sq.ft		477.50 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £55,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, 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.

EPC

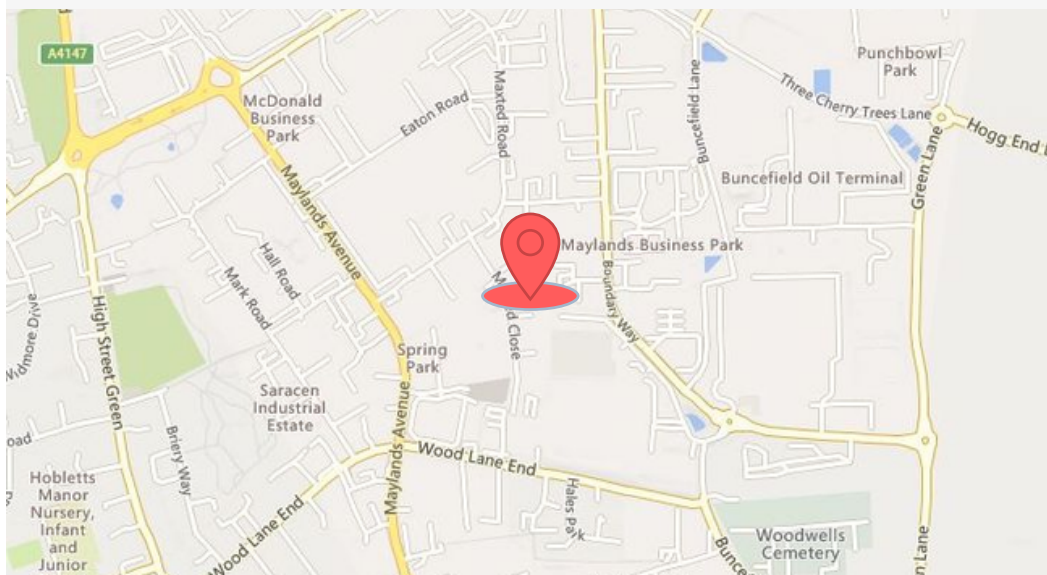
The property has an EPC rating of C 51. Details available upon request.

Legal costs

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

VAT

The property is not VAT registered.



For viewings contact

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