

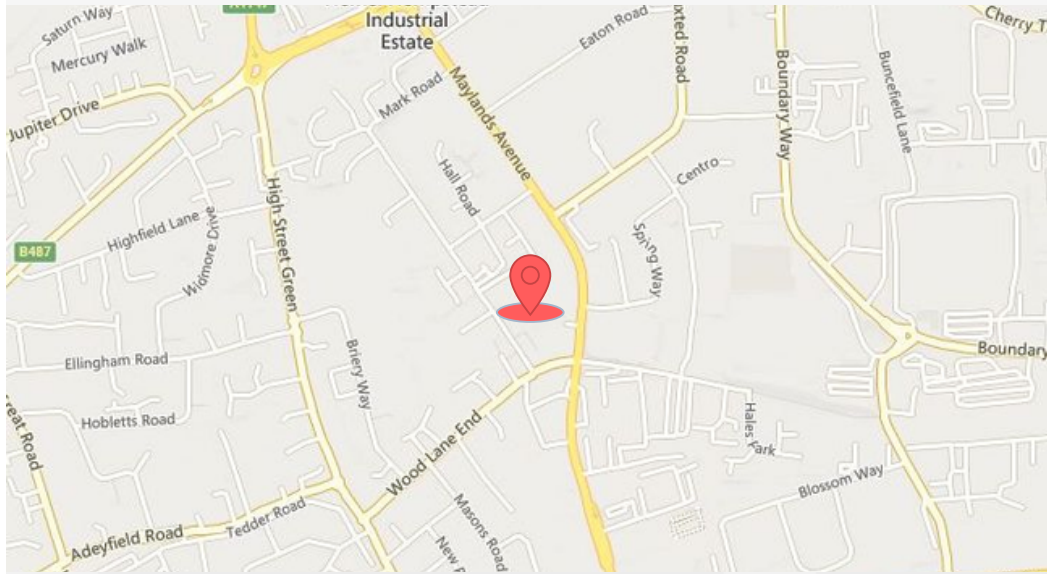
4 Sovereign Park |  
Cleveland Way |  
Hemel Hempstead | HP2 7DA

Industrial / Business Unit to Let |  
2,460 Sq.ft



### Key features

- Modern industrial unit
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- Maximum 3.3m floor-to-ceiling height (in part)
- Suspended ceiling throughout
- Electric loading door
- LED lighting (in part)
- 8 car parking spaces



## 4 Sovereign Park | Cleveland Way | Hemel Hempstead | HP2 7DA

### Description

Unit 4 comprises an end-of-terrace industrial/business unit with ground-floor warehouse/workshop space and office/storage accommodation on the first floor. The ground floor offers a maximum 3.3m clear eaves height (In part) and benefits from an electronically operated roller shutter door and front loading area. The first-floor is configured to offer pre-dominantly open plan space with the addition of one directors office / meeting room, the floor is carpeting throughout. Due to being end of terrace the return frontage allows for a great level of natural light. The property offers male & female WC facilities on the ground and first floor.

There are a total of 8 car parking spaces allocated to this unit.

### Location

Sovereign Park is located in the heart of Maylands Business Park giving it excellent access to Junction 8 of the M1 being approximately 1.5 miles away. The M25 is accessible from the M1 being approximately 4 miles away (Junction 21). It is approached from Maylands Avenue via Cleveland Road and Cleveland Way.

The unit is approximately 2 miles from the town centre where there is access to the A41 dual carriageway. Hemel Hempstead is one of the principal commercial centres of Hertfordshire being approximately 25 miles north-west of Central London.

### Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

### Rent

£37,000 per annum exclusive plus VAT.

### Accommodation

Ground floor	1,231 Sq.ft	114.36 Sq.m
First floor	1,229 Sq.ft	114.18 Sq.m
<b>TOTAL</b>	<b>  2,460 Sq.ft</b>	<b>  228.54 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 current Rating List of £34,000. 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 EPC rating for this property is E 110. A copy of the Energy Performance Certificate is available on request.

The landlord is proposing to undertake energy efficiency upgrades.

### Legal costs

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

### For viewings contact

Felix Sharman  
07712 431588  
felix.sharman@brasierfreeth.com

Sara Yasir-Dhillu  
07548 098880  
sara.yasir-dhillu@brasierfreeth.com

