

1 Enterprise Way |  
Maxted Close |  
Hemel Hempstead | HP2 7YJ

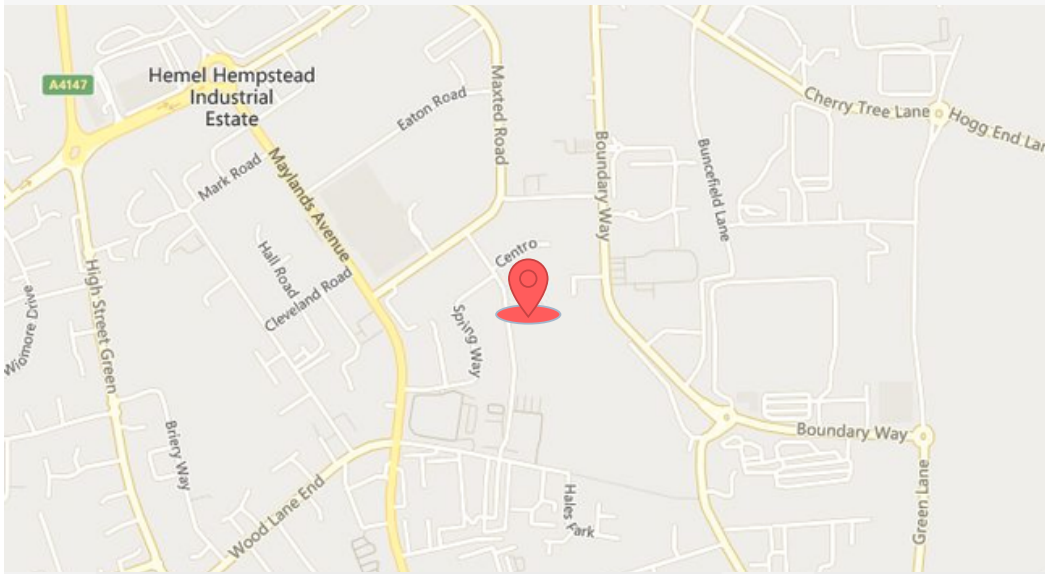
High Quality Detached Business Unit |  
To Let | 12,345 Sq.ft



**£7 PSF PAX & SHORT TERM LEASE  
AVAILABLE FROM 12 MONTHS**

#### Key features

- Immediately available
- 43 car parking spaces
- Glazed full height reception area
- First floor comfort cooled offices
- Passenger lift
- Loading door to workshop
- 3 phase power
- Server room



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### Description

Unit 1 is a modern two-storey detached business unit and is arranged as offices to the first floor and a mix of offices and workshop/warehouse accommodation at ground floor level. It has a separate pedestrian entrance leading for a full height reception area, the warehouse benefits from a loading door, male and female WC's to both floors of the building. There is also a shower at first floor level. A tea point is fitted at first floor and a dedicated breakout area to the ground floor.

### Rent

£86,500 per annum (£7 per Sq.ft) exclusive plus VAT.

### Accommodation

Ground floor	6,133 Sq.ft	569.80 Sq.m
First floor office	6,212 Sq.ft	577.10 Sq.m
<b>TOTAL</b>	<b>  12,345 Sq.ft</b>	<b>  1,146.90 Sq.m</b>

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

### 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 mainline station provides direct access to London Euston, journey time approximately 26 minutes, junction 8 of the M1 motorway is 1.5 miles distance and the M1/M25 interchange is a further 3 miles to the south.

### Rates

The VOA website shows an entry in the current Rating List of £125,000. 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.

Unit 1 Enterprise Way is located on the Maylands business area, Enterprise Way is accessed directly from Macted Close which is off Macted Road. Enterprise Way comprises two terraces of units built in the late 1990's. Unit 1 is a detached unit fronting Macted Close.

### EPC

The property has an EPC rating of C 68. Details available upon request.

### Terms

Available by way of a new full repairing and insuring lease from a 12 month term.

The lease will be outside of the Landlord and Tenant Act 1954 Part 2.

### Legal costs

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

### For viewings contact

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