

Unit C Boundary Park |  
Boundary Way |  
Hemel Hempstead | HP2 7GE

Modern Warehouse Unit |  
To Let | 19,556 Sq.ft



### Key features

- Unit to be fully refurbished - targeting EPC Rating A
- 2 level access loading door
- 8m eaves height
- 39 car parking spaces
- Air conditioned offices at ground and first floor
- Excellent access to Junction 8 M1 motorway
- Available Q4 2023



## Unit C Boundary Park | Boundary Way | Hemel Hempstead | HP2 7GE

### Description

Unit C is a high quality detached unit constructed in 2001 and due to be undergoing a substantial refurbishment during Q3 2023. The unit is of steel portal frame with a mix of profile metal cladding and blockwork elevations under a pitched profile metal clad roof.

### Location

Boundary Park, Boundary Way is situated in a prime logistics location on the successful Maylands Business Area of Hemel Hempstead. Accessibility by road is excellent being only 1 mile from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The town centre and access to the A41 dual carriageway is 2.5 miles distant.

Hemel Hempstead mainline railway station is 3 miles away from where there is a fast and frequent service into London Euston (journey time of approximately 30 minutes).

Boundary Park comprises three detached units on a landscaped estate. Unit C is located to the rear of the Park. Nearby occupiers include Thermofisher, Cormar Carpets, Majestic Wine, Martin Brower and UTC Aerospace.

### Terms

The unit is available on a new lease on terms to be agreed.

### Rent

Upon application.

### Accommodation

Ground floor		17,030 Sq.ft		234.70 Sq.m
First floor		2,526 Sq.ft		1,582.10 Sq.m
TOTAL		19,556 Sq.ft		1,816.80 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 £227,000. 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 current EPC rating is C-63 however the landlord will be targeting an EPC rating of A post the refurbishment works.

### Legal costs

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

### VAT

Rent is subject to VAT at the prevailing rate.

### For viewings contact

Claire Madden  
07540 107824  
claire.madden@brasierfreeth.com

Tim Howlings  
07702 884402  
tim.howlings@brasierfreeth.com

