

Unit 9 |
McDonald Business Park |
Hemel Hempstead |
HP2 7EB

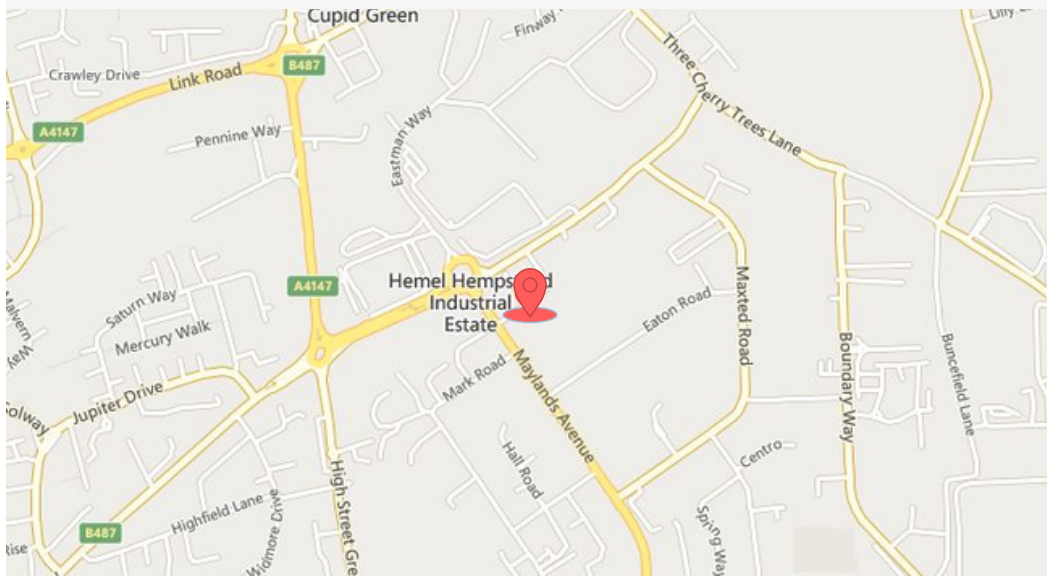
Prime Trade Counter Unit |
To Let | 3,518 Sq.ft

Can be taken individually or combined
with Unit 11



Key features

- Hemel Hempstead's premier trade counter location
- 7m eaves height
- 1.5 miles to M1 (J8)
- 5 miles to M25 (J21)
- Due to be further comprehensively refurbished
- Good on-site parking allocation



For viewings contact

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Description

Unit 9 comprises a single-storey warehouse unit, benefitting from clear internal eaves height of 7m and a single-level full-height access loading door. The first-floor provides modern office space over-looking the warehouse. The ground floor includes a single WC, part-glazed frontage and offers naturally well lit space.

The unit has been refurbished to a good level by the outgoing tenant and is shortly due to undergo further refurbishment works by the landlord to incorporate an even higher standard of refurbishment, including new air conditioning system, EV charging and LED lighting with PIR sensors. with focus on energy efficiency upgrades.

Location

McDonald Business Park occupies a prominent position on the corner of Swallowdale Lane and Maylands Avenue (A4147), the principal route through the Maylands Employment Area. The estate is located 1.5 miles from Junction 8 of the M1 motorway, which provides direct access to Central London and the M25 motorway.

Hemel Hempstead town centre lies approximately 2 miles to the southwest. McDonald Business Park is home to a number of trade users including Screwfix, Toolstation, Magnet Kitchen, Nicholls & Clarke and DMS Flooring.

Rent

Upon application.

Accommodation

Ground floor		2,891 Sq.ft		268.54 Sq.m
First floor office		627 Sq.ft		58.30 Sq.m
TOTAL		3,518 Sq.ft		326.84 Sq.m

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

If combined with Unit 11 the total floor area would be 7,088 Sq.ft.

Terms

The property will be offered on a new full repairing and insuring lease on terms to be agreed.

Rates

The VOA website shows an entry in the 2023 Rating List of £78,500 for this unit combined with Unit 11. The rates payable will be a proportion of this figure.

Business rates will be re-assessed now that 9 & 11 have been returned to individual units.

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

EPC

The property will be re-assessed on completion of the refurbishment works.

Legal costs

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