TO LET
INDUSTRIAL

GRAHAM SIBBALD



7 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead, Hertfordshire, HP3 9HD

- 3,019 sq.ft Warehouse Unit & Parking for 4 cars
- Air-conditioned office at first floor
- 6.1m eaves height with full height roller shutter loading door
- Close to A41 junction

LOCATION

Situated on a private estate off London Road, Hemel Hempstead within a few hundred yards of the junction with the A41.

J20 of the M25 is within 3.7 miles, J8 of the M1 is within 3.3 miles and Watford is within 7.5 miles.

In addition the main railway station is within 1 mile



DESCRIPTION

The space comprises a mid-terraced warehouse with first floor offices available to let on a new lease.

The unit has recently had mezzanine floors removed to allow for a full height open plan unit that would suit a number of occupiers.

ACCOMMODATION

The space comprises a mid-terraced warehouse with first floor offices.

Ground Floor	2,378 Sq Ft	220.92 Sq M
First Floor Offices	641 Sq Ft	59.55 Sq M
Total	3,019 Sq Ft	280.47 Sq M

RATEABLE VALUE

Following the removal of the mezzanine floors, the property will need to be reassessed.





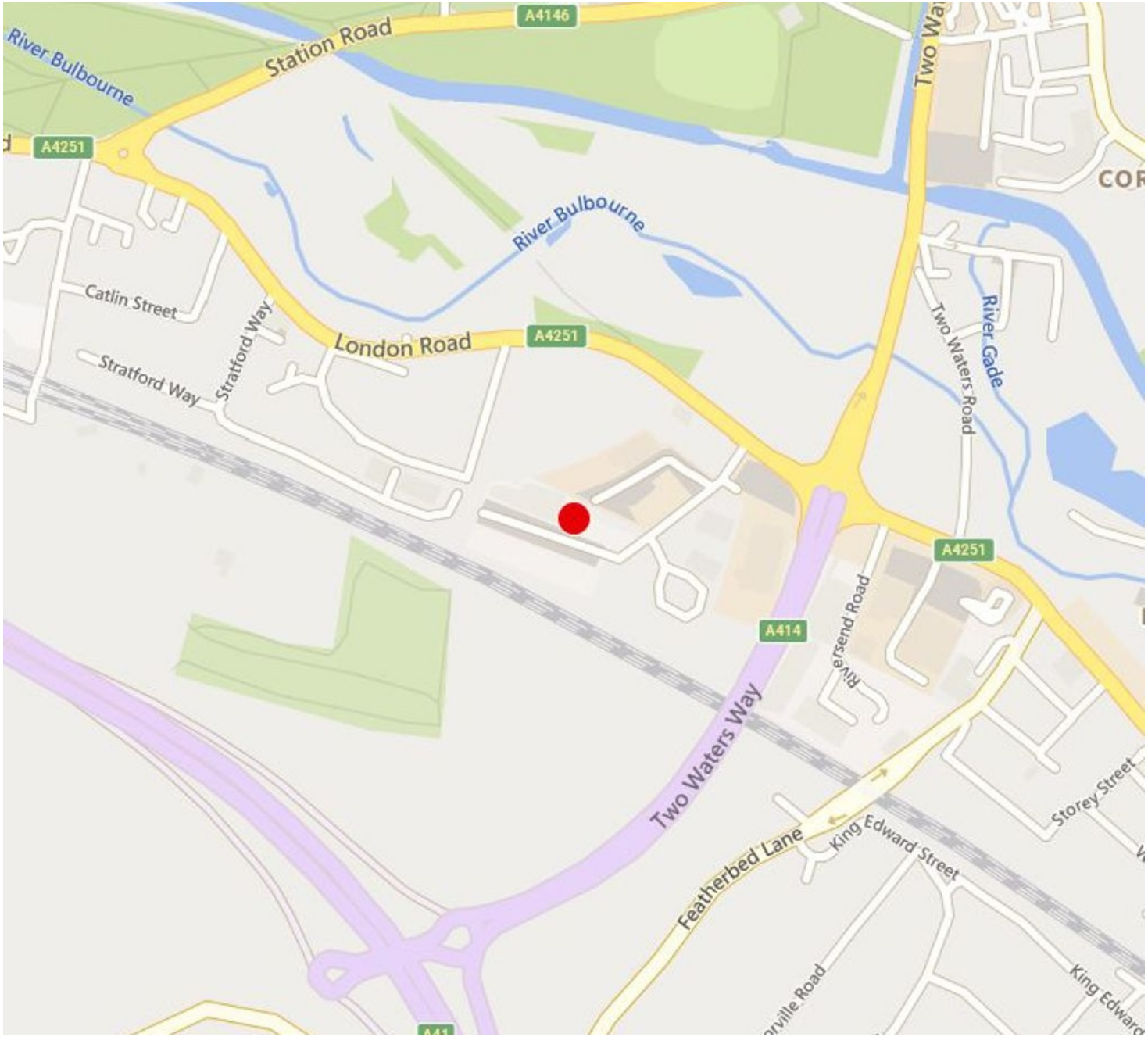
VAT
This property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE
EPC rating 54 - Band C

QUOTING RENT
£48,000 Per Annum

TENURE
A new lease is available. Terms to be agreed subject to regular rent reviews. The lease is to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

LEGAL COSTS
Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 23-Sep-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.