UNIT TO LET

32,537 ft² (3,023 m²)

UNDERGOING REFURBISHMENT

8M INTERNAL EAVES

FIRST FLOOR OFFICES

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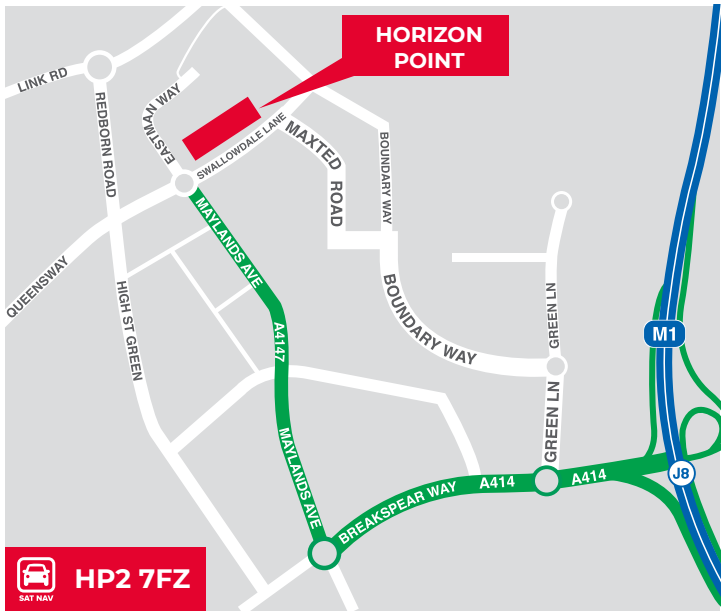
INDUSTRIAL/WAREHOUSE UNIT TO LET

UNIT 2, HORIZON POINT

SWALLOWDALE LANE, HEMPEL HEMPSTEAD, HP2 7FZ

IPIF



LOCATION

Horizon Point enjoys a prominent position with direct roadside frontage to Swallowdale Lane, strategically located at the roundabout junction with Eastman Way and Maylands Avenue. Situated in the heart of the established and sought-after Maylands business area, the estate offers excellent connectivity. It is approximately 1.5 miles from Junction 8 of the M1 and just 4 miles north of Junction 21 of the M25, providing swift access to the national motorway network and wider South East region. The estate comprises four high-quality modern industrial/warehouse units, designed to accommodate a range of business occupiers.

DESCRIPTION

Unit 2 is an end-of-terraced unit of steel portal frame construction with profile metal-clad elevations. The building benefits from an 8m eaves height and features three ground-level loading doors, each measuring 5.4m x 5.4m. The first-floor offices are accessed via a ground-floor reception, beneath which the undercroft can be used for storage or welfare/amenity use. Externally, the unit offers forecourt loading and a generous car parking provision.

SPECIFICATION

- Undergoing refurbishment
- 8m clear internal eaves
- 3 level access loading doors
- Generous car parking allocation
- First floor offices

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	FT²	M²
Warehouse & ancillary	29,685	2,758
First Floor/Ancillary	2,852	265
TOTAL	**32,537**	**3,023**

LEASE TERMS

The unit is available on new Full Repairing and Insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

To be confirmed following refurbishment works.

On behalf of the Landlord

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