david charles
property consultants

TO LET



Hemel Business Park, Appspond Lane

Hemel Hempstead, AL2 3NL

Fully Secured Self-Contained Storage Site Available Immediately

15,000 sq ft
(1,393.55 sq m)

- B8 Open Storage
- Securely fenced with gated access
- Water & Electric
- W/C available on site
- Hemel Hempstead Railway Station (4.8 Miles)
- Junction 8 of the M1 (2.1 Miles)
- Junction 21 of M25 (3 Miles)
- Flexible Terms

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Summary

Available Size	15,000 sq ft
Rent	£6 per sq ft
Business Rates	The compound is currently undergoing a business rates assessment.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

An opportunity to lease a fully secured self-contained storage yard located in the Hemel Business Park, an established commercial location strategically located on the M1 Corridor.

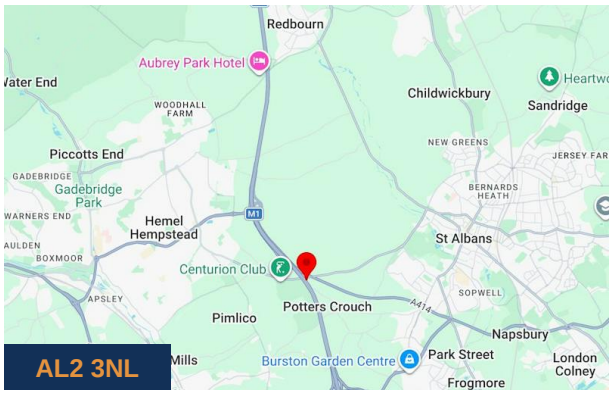
The property comprises a clear, level site suitable for a variety of open storage uses. The site is fenced and sits within a complex of adjoining sites of varying sizes accessed from a fully surfaced estate road.

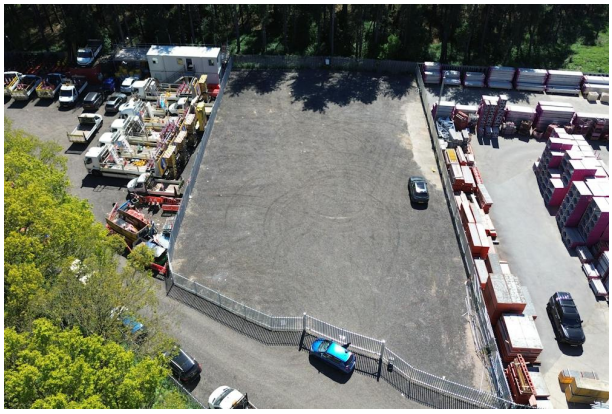
Location

Hemel Business Park is conveniently located on Appspond Lane, and benefits from excellent road connectivity, with direct access to both Junction 8 of the M1 (2.1 miles), and Junction 21 of the M25 (3 miles). The site is well-positioned for occupiers seeking to serve Hemel Hempstead, St. Albans, Watford, Hatfield, Berkhamstead, and Luton.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.







Viewing & Further Information



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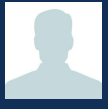

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