Stimpsons

Unit 3, Maxted Corner, Hemel Hempstead, HP2 7RA

To Let | 5,800 sq ft

Warehouse To Let

Summary

- Rent: £111,000 per annum
- Business rates: £8.23 per sq ft
- VAT: Applicable
- Lease: Assignment

Description

Unit 3 comprises a modern single storey warehouse of steel portal frame construction with minimum 6.1m clear internal eaves.

Office accommodation is provided at 1st floor level and there are 21 car parking spaces available for use with the property.

Location

Maxted Corner is situated off Eaton Road within the Maylands Business Area of Hemel Hempstead.

Maxted Corner is approx. 1 mile from Junction 8 of the M1, which is located 3 miles North of Junction 21 of the M25.

Hemel Hempstead mainline railway station provides a regular service to London Euston in approx. 30 minutes.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	4,453	413.70
Ground - Office	673	62.52
1st - Offices	674	62.62
Total	**5,800**	**538.84**

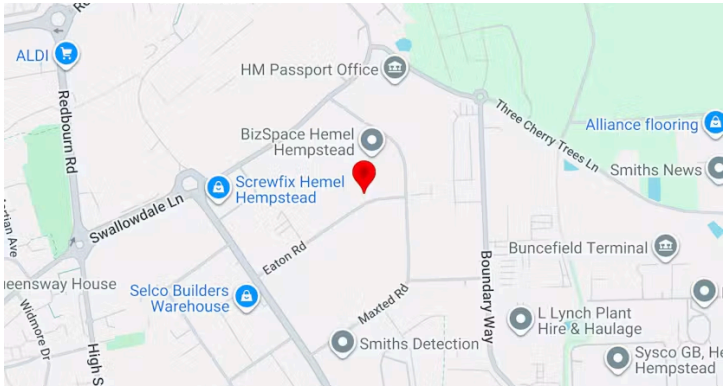
Key Points

- Clear internal height 6.1m
- Approx. 1 mile to M1 (J8)
- Level access loading door
- 21 On site parking spaces
- First floor offices

Terms

The property is available by way of assignment of the existing lease to expire June 2028.

Alternatively, the landlord may consider granting a new lease for a longer term.



Further information

- View details on our website

Contact & Viewings

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Viewings

Viewings are available Monday to Friday between the hours of 9 am to 5 pm. All viewings are strictly by appointment via the sole agents, Stimpsons, on 01923 252188.

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