Stimpsons

Rear of 112 Piccotts End, Hemel Hempstead, HP1 3AU

For Sale | 4,041 sq ft

For Sale - Rare Freehold Workshop & Secure Yard in Prime Piccotts End Location

Summary

- Price: Offers in excess of £400,000
- Business rates: £5,724 per annum
- VAT: Applicable

Description

The property comprises a workshop building together with a secure yard suitable for vehicle parking, storage, plant and machinery, contractor operations, or a variety of industrial and commercial uses.

The workshop provides flexible accommodation that can be adapted to suit occupier requirements, while the yard offers valuable external operational space rarely available within the local market.

Location

Piccotts End is an attractive village situated immediately north of Hemel Hempstead and provides convenient access to the town centre, the A414, A41, and the M1 motorway. The area combines a semi-rural setting with excellent connectivity, making it an attractive base for local and regional business operations. The village lies close to Hemel Hempstead Old Town and benefits from access to the wider Hertfordshire and Buckinghamshire commercial markets.

Accommodation

Name	sq ft	sq m
Ground - Office	185	17.19
Ground - Workshop	807	74.97
Outdoor - Secure Yard	3,049	283.26
Total	**4,041**	**375.42**

Key Points

- Secure workshop premises
- Yard area
- Excellent access to Hemel Hempstead and surrounding road networks
- Suitable for storage, trade, engineering, automotive, and contractor operations
- Suitable for a number of uses subject to planning
- Secure fenced and gated site
- Rare freehold opportunity

Terms

The property is available freehold with vacant possession.

Planning and Use

Interested parties should make their own enquiries with Dacorum Borough Council regarding existing and proposed uses.

Further information

- View details on our website

Contact & Viewings

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Viewings

Strictly by appointment via sole agents.

BISHOP