4 HALL ROAD MAYLANDS WOOD HEMEL HEMPSTEAD

HP2 7BH

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Industrial/Warehouse Unit - To Let - 2,266 Sq.ft

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Industrial/Warehouse Unit
TO LET

KEY DETAILS

- Due to be comprehensively refurbished
- Easy access to M1 motorway (J8)
- Full height loading door
- Ground floor warehouse
- 6 allocated car parking spaces
- Security shutter to windows
- Available from Q4 26

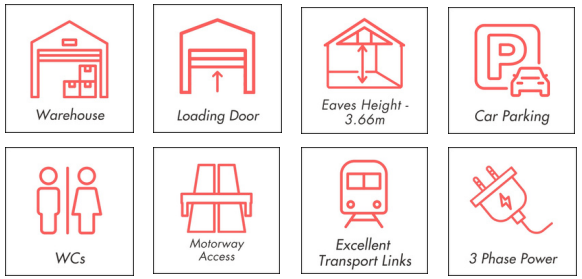
DESCRIPTION

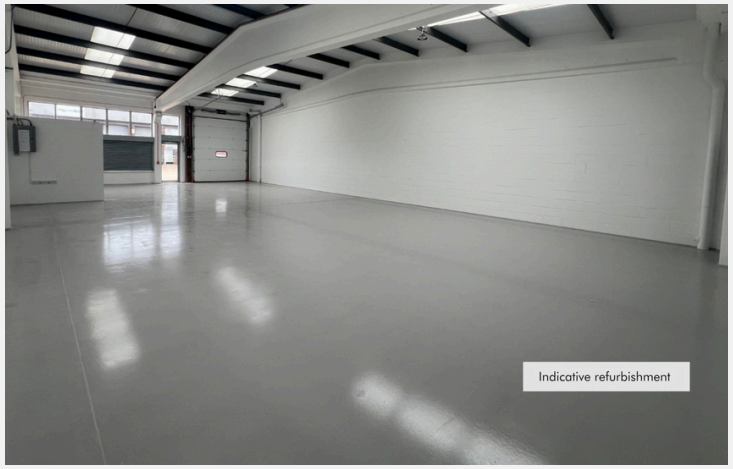
The property comprises a end-terrace industrial unit of portal frame construction with an eaves height of 3.66m, rising to 4.07m. The space comprises single level warehouse space with entrance area and WCs.

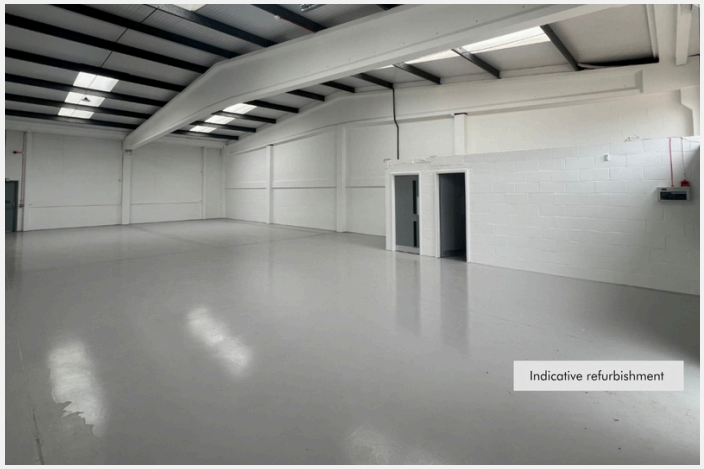
Full height loading door with 6 allocated parking spaces.

The unit has been fully refurbished with a focus on energy efficiency.

AMENITIES







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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Warehouse	210.5	2,266

These floor areas are approximate and have been calculated on a gross external basis.

LOCATION

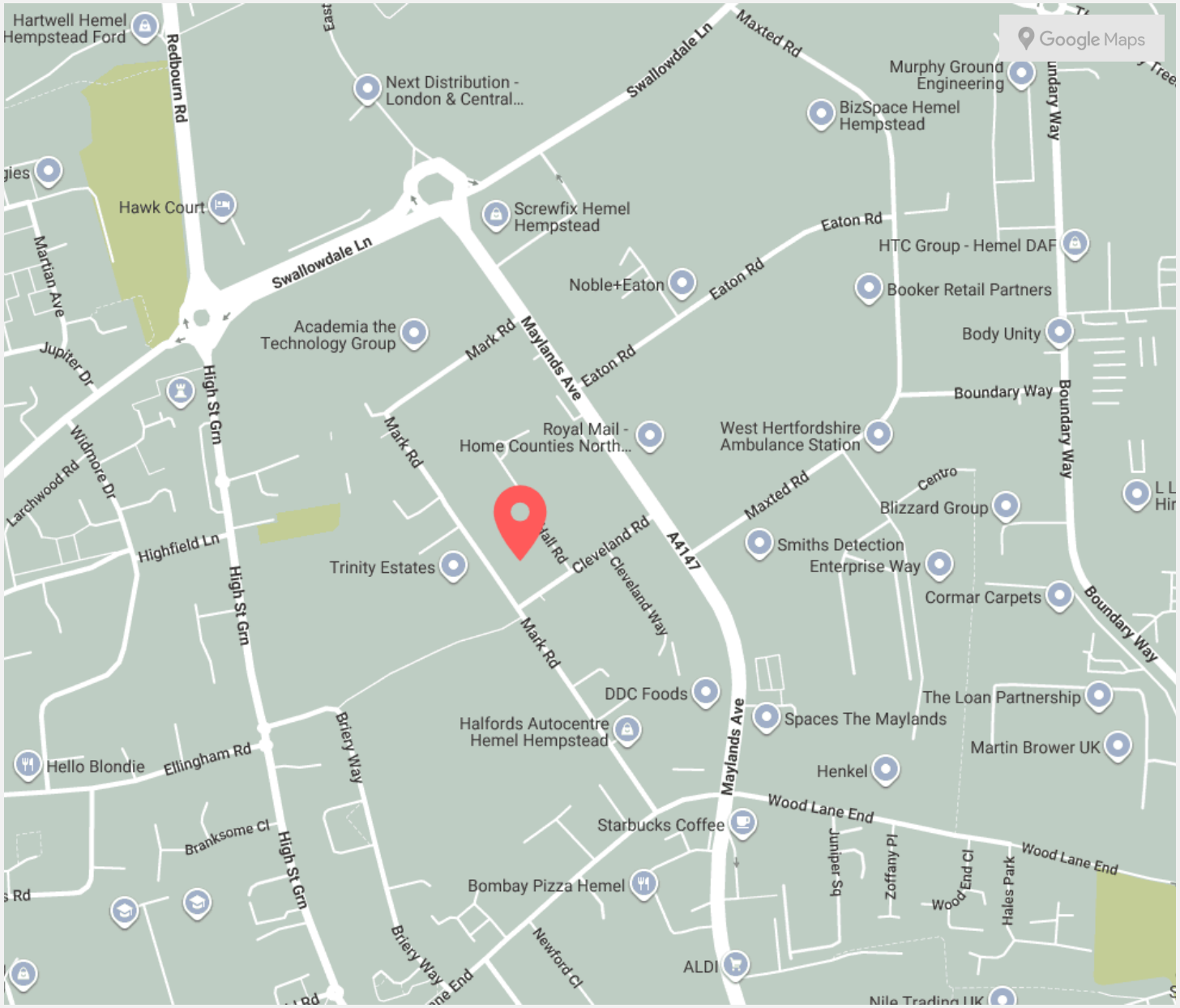
Hall Road is a cul-de-sac in the heart of Maylands Industrial Estate, Maylands Wood is accessed via Cleveland Road from Mark Road or Maylands Avenue.

The estate is very accessible to London being only 1.5 miles from Junction 8 of the M1 motorway from where the strategic junction with the M25 is only 3 miles further to the south.

Hemel Hempstead town centre is approximately 2.5 miles away whilst the mainline station and A41 dual carriageway is approximately 3 miles distant.

TRANSPORT

- M1 (Junction 8) - 1.5 miles
- M25 - (Junction 21) - 3 miles
- Hemel Hempstead Station - 3 miles



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TERMS

The property will be offered on a new full repairing and insuring lease on terms to be agreed.

RENT

£48,720 per annun exclusive.

RATES

As the rateable value is combined with 5 & 6 Hall Road, the business rates will be subject to re-assessment.

For rates payable please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of B 37. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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