UNDER REFURBISHMENT



3 HALL ROAD MAYLANDS WOOD HEMEL HEMPSTEAD

HP2 7BH

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brasierfreeth.com

Industrial/Warehouse Unit - To Let - 6,761 Sq.ft (628.12 Sq.m)

3 HALL ROAD
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Industrial/Warehouse Unit
TO LET

KEY DETAILS

- Due to be refurbished
- Modern industrial unit
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- 6m clear eaves height
- 2 roller shutter loading doors
- 17 allocated parking spaces

DESCRIPTION

Mid-terrace steel portal frame unit with brick and steel cladding. Eaves height of 6m, rising to 7.1m at the ridge.

Includes two storey office, single level warehouse, entrance area and WCs.

Features full height loading doors and 17 allocated parking spaces.

The unit is shortly due to undergo full refurbishment, with the specification to include new roof and refurbished office space with energy efficient heating and cooling.

AMENITIES

Warehouse	Eaves Height-6m	Roller Shutter Door	Office
17 Car Parking Spaces	WCs	Motorway Access	Excellent Transport Links





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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	498.15	5,362
First floor	129.97	1,399
TOTAL	**628.12**	**6,761**

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

LOCATION

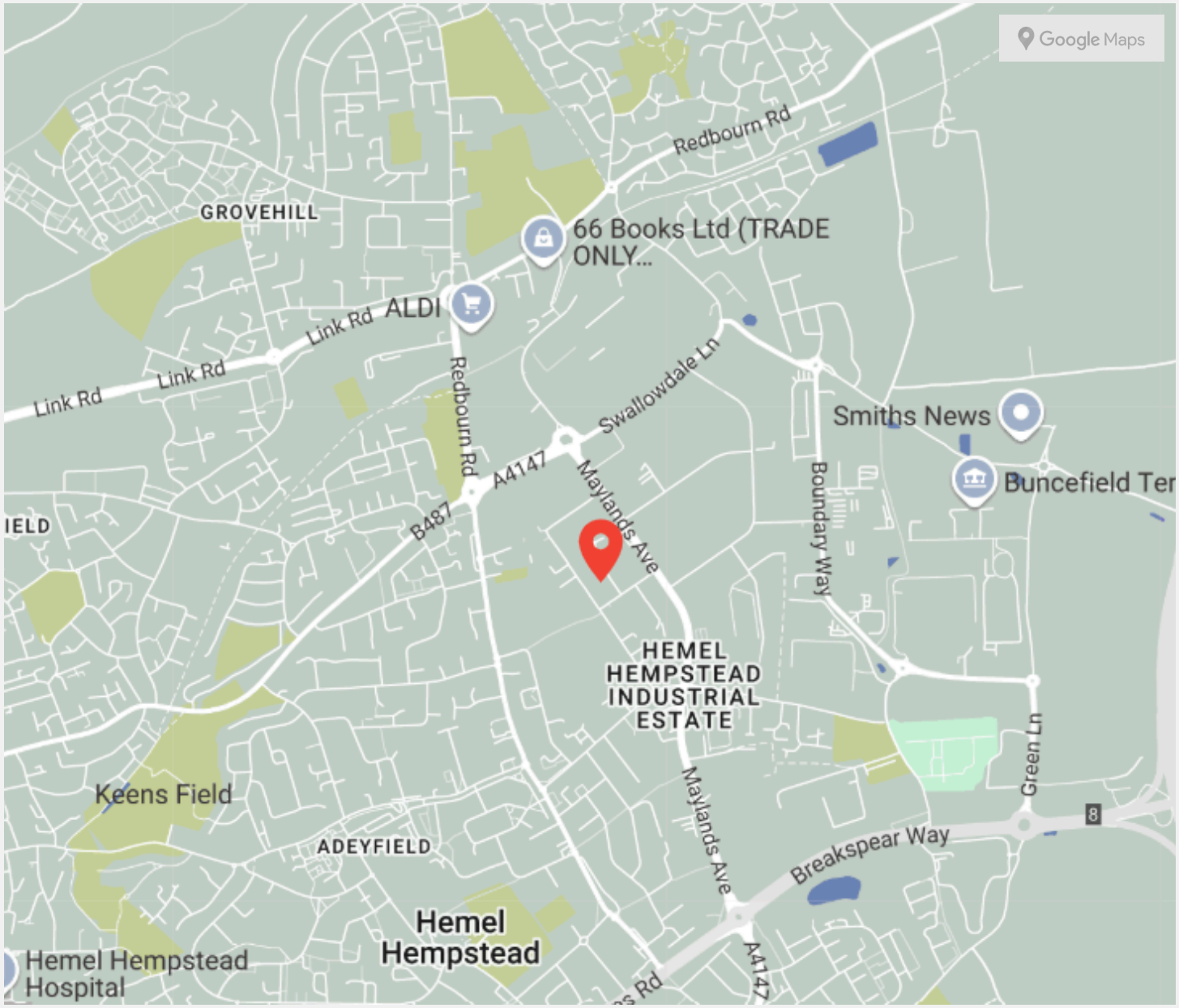
Hall Road is a cul-de-sac in the heart of Maylands Industrial Estate, Maylands Wood is accessed via Cleveland Road from Mark Road or Maylands Avenue.

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

- Hemel Hempstead Station - 3 miles
- M1 (Junction 8) - 1.5 miles
- M25 - (Junction 21) - 3 miles
- Lynx Bus Network - bus stop on Cleveland Road.



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TERMS

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

RENT

Upon application.

RATES

The VOA website shows an entry in the current Rating List from 1st April 2026 of £99,000. The rates payable will be a proportion of this figure.

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

To be revisited on completion of the refurbishment works. Target EPC is a B.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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