

UNIT 3 ENTERPRISE WAY MAXTED CLOSE HEMEL HEMPSTEAD

HP2 7YJ

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Industrial Unit To Let – 3,059 Sq.ft in the popular Maylands Industrial Estate

ENTERPRISE WAY
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KEY DETAILS

- Trade counter use
- 9 car parking spaces
- Electric surface roller shutter door
- 3-phase power
- Immediate access to the M1 motorway (J8)
- 6.35m clear eaves
- To be comprehensively refurbished

DESCRIPTION

Unit 3 Enterprise Way is a mid-terrace trade counter/warehouse unit providing well-proportioned accommodation suitable for a range of industrial, storage and trade counter uses. The unit is to be comprehensively refurbished.

The warehouse benefits from a clear eaves height of approximately 6.35m, rising to a maximum pitch height of approximately 6.59m, providing useful volume and storage capacity. The unit is fitted with warehouse lighting, three-phase power and an electrically operated roller shutter door. Ancillary accommodation includes a ground-floor office, kitchenette and WC facilities, together with a first-floor office.

Externally, the unit benefits from a dedicated forecourt/loading area and 9 allocated on-site car parking spaces, providing good parking provision and convenient access for loading and deliveries.



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LOCATION

Enterprise Way Industrial Estate is accessed via Maxted Close, which connects to Maxted Road, one of the key thoroughfares in Maylands.

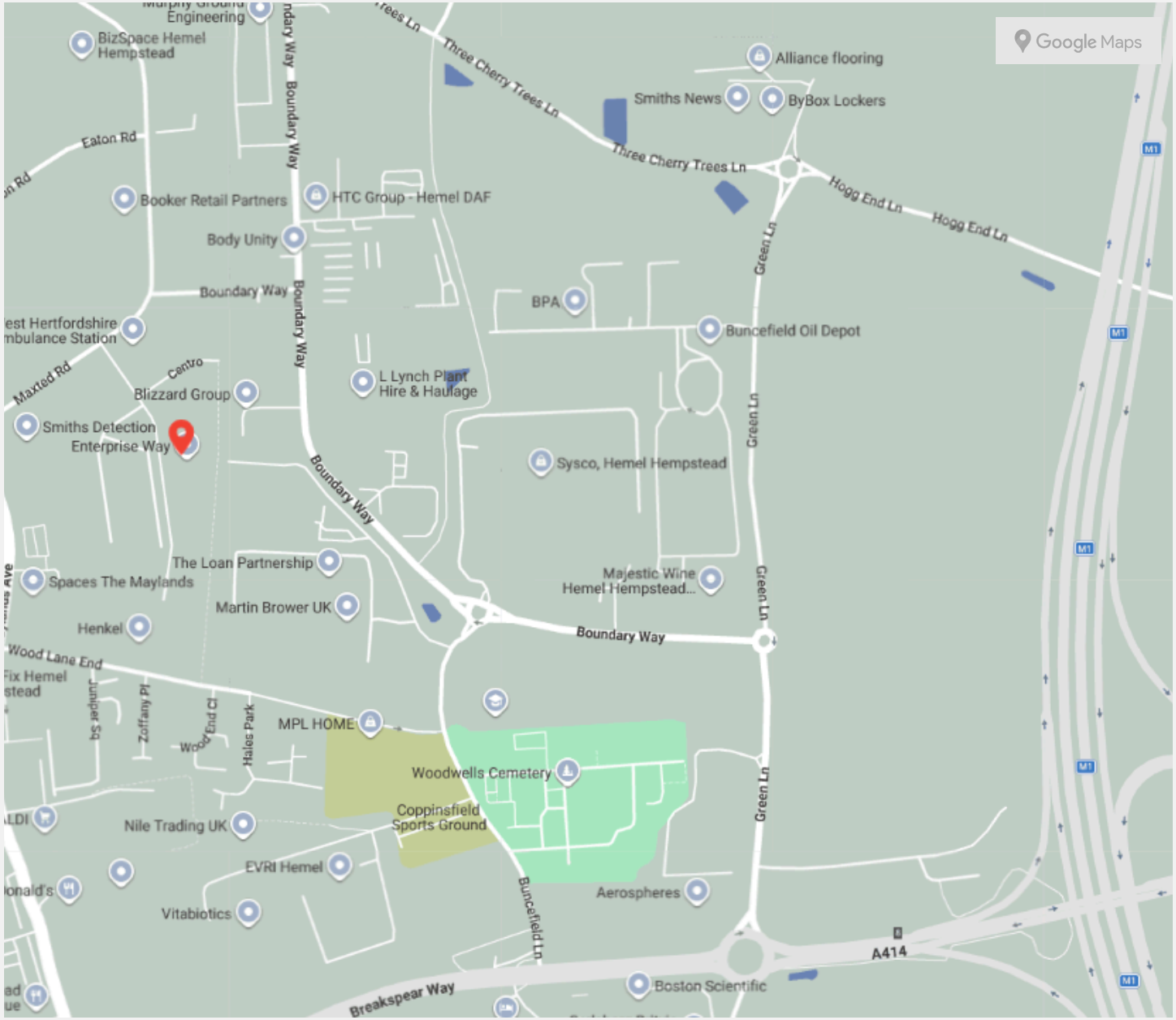
The unit is positioned within the Maylands Business Area, just 1.5 miles from Junction 8 of the M1 motorway, with the M1/M25 interchange located a further 4.3 miles to the south.

The town centre lies 1.5 miles east of the Maylands Business Area. Hemel Hempstead mainline train station offers direct access to London Euston, with a journey time of approximately 30 minutes.

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Warehouse	246.70	2,655
First Floor Office	37.50	404
TOTAL	**284.20**	**3,059**

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



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RENT

£63,500 per annum exclusive.

EPC

The property has an EPC rating of C61. Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £57,500. The rates payable will be a proportion of this figure. For rates payable please refer to 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.

LEGAL COSTS

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

VAT

We understand the property is elect for VAT.

CONTACT

GET IN TOUCH

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