



UNIT 1 SPRING PARK

TO LET
INDUSTRIAL / WAREHOUSE UNIT
WITH ANCILLARY TRADE COUNTER
7,100 SQ FT (659.5 SQ M)

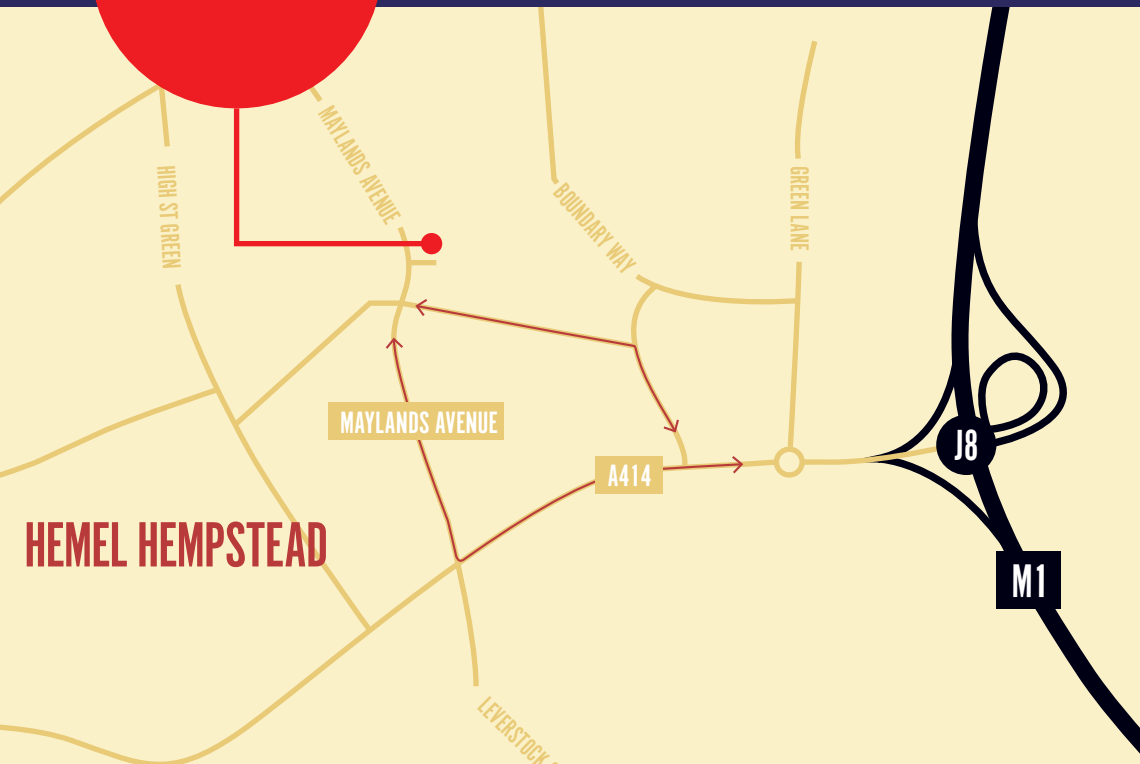
Maylands Avenue, Hemel Hempstead • HP2 7ER



LOCATION

Spring Park is prominently situated at the junction of Spring Way and Maylands Avenue (A4147), the principal spine road of the Maylands Business Area of Hemel Hempstead. Junction 8 of the M1 motorway is within 1.5 miles of the property from where the strategic junction of the M1 and M25 is only 3 miles to the south. Nearby towns include St Albans (7 miles) and Watford (8 miles). Hemel Hempstead town centre (2 miles), station and access to the A41 dual carriageway are approximately 3 miles away.

SPRING PARK



SPECIFICATION



6m minimum clear internal height
rising to 8.6m



Fully fitted first floor offices



Full height electric loading door



EV Charges & PV Panels installed



37.5kN per sq m floor loading



Barrier at entrance to estate



21.3m yard depth



Passenger lift



8 car parking spaces



Established trade estate



ACCOMMODATION

The accommodation has been measured on a Gross External Area (GEA) basis, the approximate area comprises:

AREA	SQ FT	SQ M
Office	1,625	150.1
Warehouse	5,484	509.5
Total	7,100	659.5

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BUSINESS RATES

Available on request from the agents.

RENT

Available on request from the agents

EPC

EPC Rating A19.

iboxproperty.com

VIEWINGS

For further information
or to arrange a viewing,
please contact:

bf.
brasier freeth

01442 263033
brasierfreeth.com

Claire Madden
claire.madden@brasierfreeth.com
07540 107 824
Felix Sharman
felix.sharman@brasierfreeth.com
07712 431 588

Colliers

020 7935 4499
colliers.com/uk/industrial

Georgia Lever
georgia.lever@colliers.com
07599 533143
Stan Gibson
stanley.gibson@colliers.com
07776 605378

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