

MAPLE HOUSE WOOD LANE HEMEL HEMPSTEAD

HP2 4TL

bf
brasierfreeth.com

Detached Industrial Unit | 6,373 Sq.ft | To Let

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Industrial Unit
TO LET

KEY DETAILS

- Full height warehouse
- Roller shutter loading door
- Well-presented first floor offices
- LED lighting to first-floor offices and single-storey ground-floor accommodation
- Three-phase power supply can be reinstated by the landlord, subject to requirements
- Gas central heating to radiators
- Suspended ceilings
- Server room
- Fully alarmed
- 19 car parking spaces

AMENITIES



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DESCRIPTION

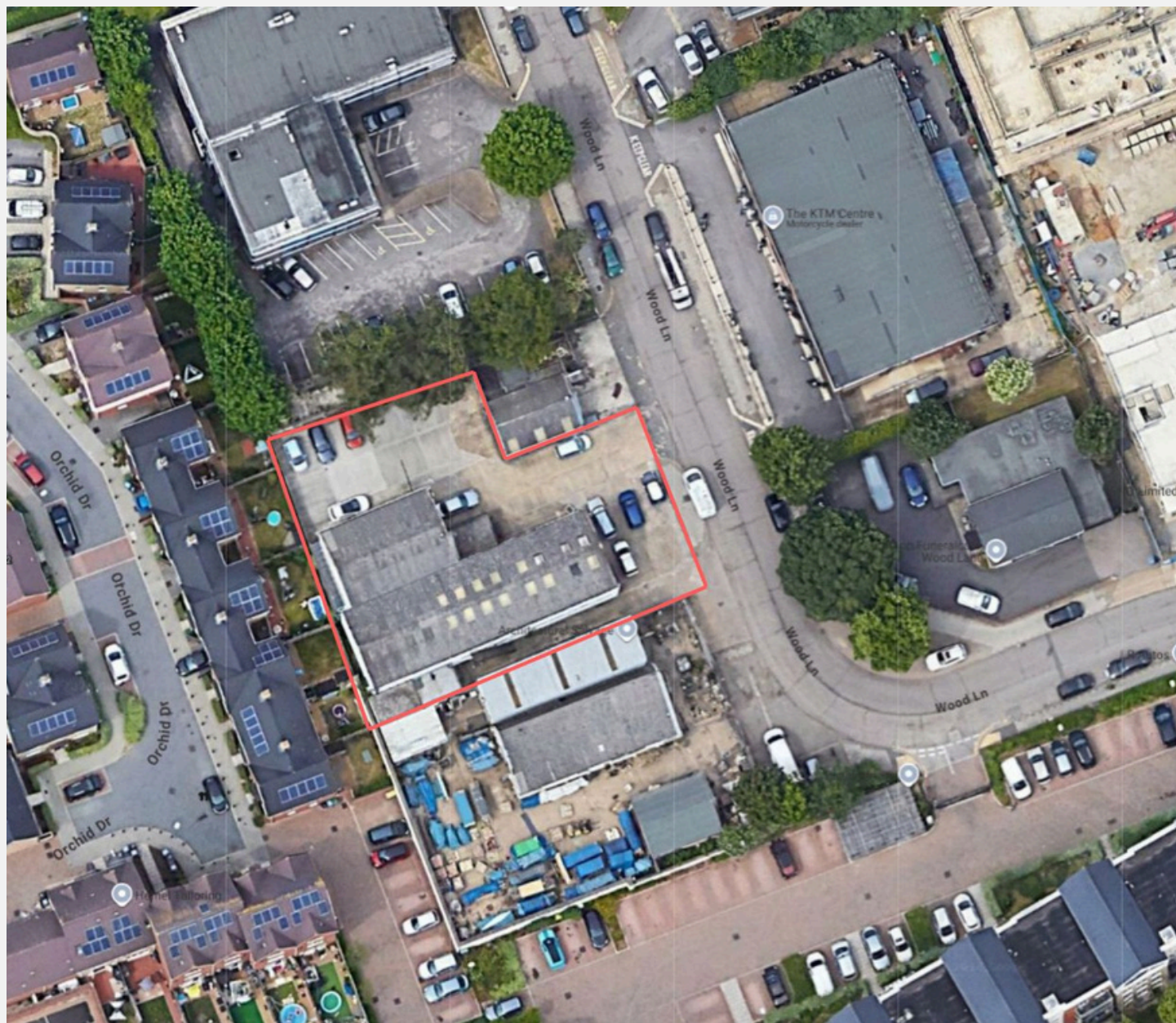
Maple House comprises a two-bay detached industrial building, with the smaller bay providing full-height warehousing accommodation and the larger bay arranged over two storeys, providing industrial/storage accommodation at ground floor level with offices above. The full-height warehouse benefits from mercury discharge flood lighting

The property benefits from being detached and self-contained. There are approximately 19 car parking spaces.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Ground Floor Stores	2,917	271.06
Full Height Warehouse	1,054	97.88
First Floor Office	2,402	223.20
Total	6,373	592.14

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



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LOCATION

The property is located on Wood Lane within the established Paradise Industrial Estate. The estate is conveniently situated for access to the amenities of Hemel Hempstead town centre, which lies approximately 200m to the west. The St Albans Road (A414) provides direct access onto the M1 motorway (Junction 8), approximately 2 miles to the east of the Estate.

The A41 dual carriageway is also easily accessible, only half a mile away, which takes you to the M25 (Junction 20) at Kings Langley

Hemel Hempstead has a mainline station, which provides commuter services into central London, and is located a little over 1 mile to the south west of the Estate.

TRANSPORT



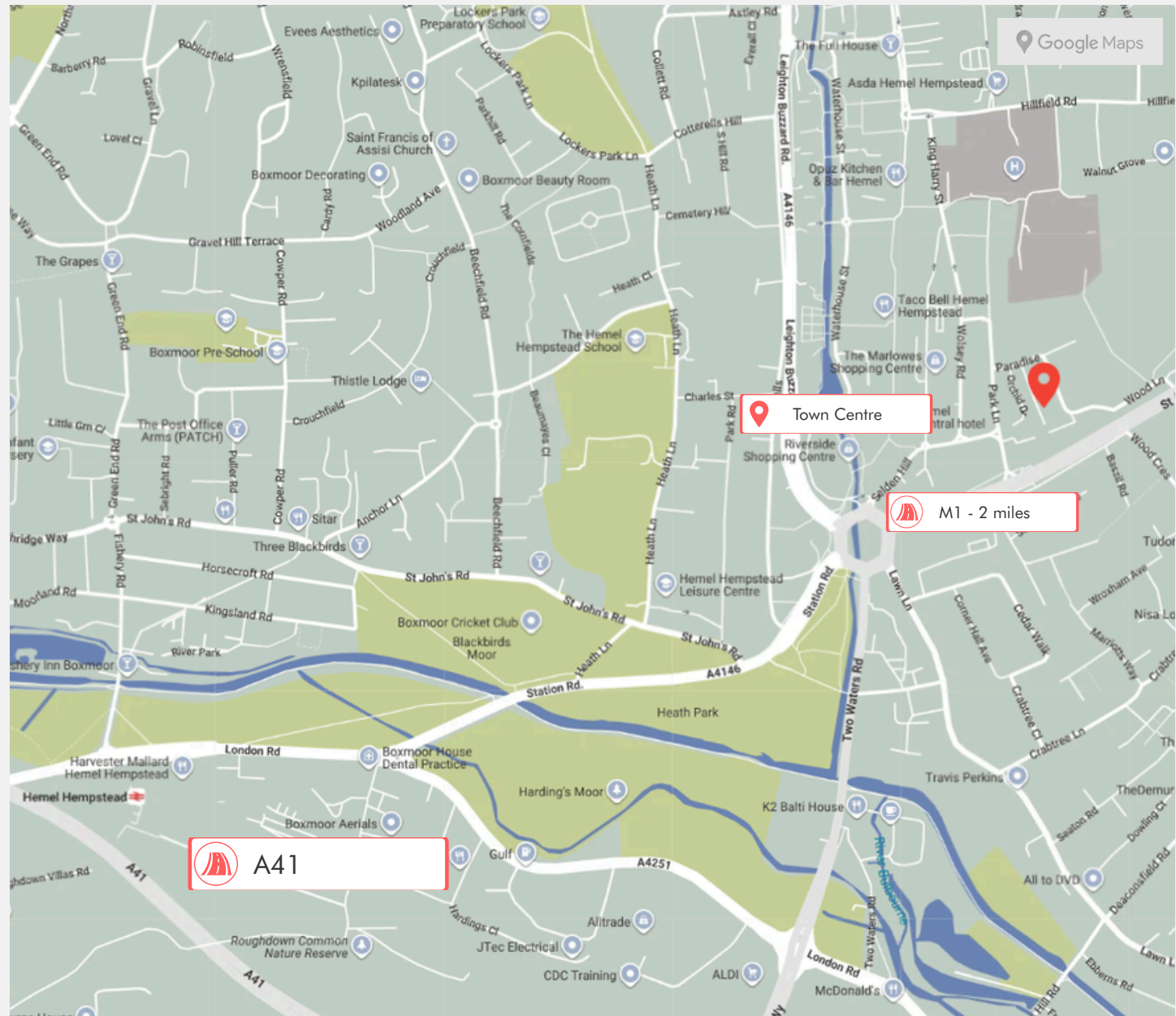
M1 (J8) - 2 miles



M25 (J20) - 4 miles



Hemel Hempstead train station - 1 mile



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TENURE

A new lease for a period and terms to be agreed.

RENT

£75,000 per annum exclusive.

EPC

Further details upon request. E108.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £65,000. 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.

LEGAL COSTS

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



CONTACT

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