

UNIT 10B
TRING INDUSTRIAL ESTATE
ICKNIELD WAY
TRING

HP23 4JX

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KEY DETAILS

- Refurbished warehouse
- 5m clear eaves height, rising to 6.2m
- Roller shutter door
- Dedicated loading area
- Good parking provision
- Suitable for a variety of uses

DESCRIPTION

The property comprises a self-contained industrial unit with level access via a roller shutter loading door, together with dedicated car parking immediately adjacent to the property and additional visitor parking available on the estate.

The unit provides warehouse and storage accommodation, benefiting from a clear eaves height of approximately 5m, rising to 6.2m. The space offers flexible accommodation suitable for a variety of industrial, storage and distribution uses.

The property benefits from a dedicated loading apron, providing convenient access for deliveries and collections.

The unit is well suited to a range of occupiers seeking modern industrial accommodation with good loading access, dedicated parking and flexible use potential.

Warehouse Space
TO LET



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LOCATION

The property occupies a prominent position on Ickniel Way Industrial Estate, a well-established industrial estate situated on the eastern side of Tring.

The surrounding area comprises a mix of industrial, trade and commercial properties, with Ickniel Way providing good access to the local road network. The A41 is approximately 1 mile away, providing direct access towards Hemel Hempstead and the wider motorway network, including Junction 20 of the M25 approximately 13 miles away and Junction 8 of the M1.

Tring town centre is approximately 1 mile away, with Tring railway station approximately 2 miles from the property, providing regular services towards London Euston and destinations across the wider region.

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor Warehouse	385.95	4,154
Office	23.86	256
TOTAL	409.81	4,410

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

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TENURE

New lease available from the landlord.

RENT

£55,150 per annum (£12.50 per sq.ft).

EPC

The property has an EPC rating of B 39. Further details upon request.

BUSINESS RATES

The business rates are currently being reassessed. Due to partitioning of the building.

For further information contact Dacorum Borough Council - 01442 228000

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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