

1ST FLOOR 9 BOURNE END MILLS HEMEL HEMPSTEAD HP1 2UJ

9 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Light Industrial/Storage
TO LET

KEY DETAILS

- Goods lift (0.94m x 2.5m maximum)
- Open-plan storage
- 3m clear eaves height
- LED lighting
- Flexible leasing arrangement
- CCTV
- 1 car parking space
- Immediate access to A41 dual carriageway
- Only 5 miles to the M25
- 250 kg/m² floor loading, increasing to 500 kg/m² in designated area

AMENITIES



9 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Light Industrial/Storage
TO LET

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Storage area	136.97	1,474

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

The property comprises a modern industrial unit of steel portal frame construction with metal-clad elevations and roof. The available space is located on the first-floor mezzanine and comprises an open-plan storage area.

The space provides a minimum clear height of 3m and benefits from a floor loading capacity of 250 kg/m², increasing to 500 kg/m² within a designated area. Loading access is provided via a goods lift measuring approximately 0.94m x 2.5m.

One allocated car parking space is provided, with additional on-street parking available in the surrounding area. Pedestrian access to the accommodation is via a communal stairwell.



9 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Light Industrial/Storage

TO LET

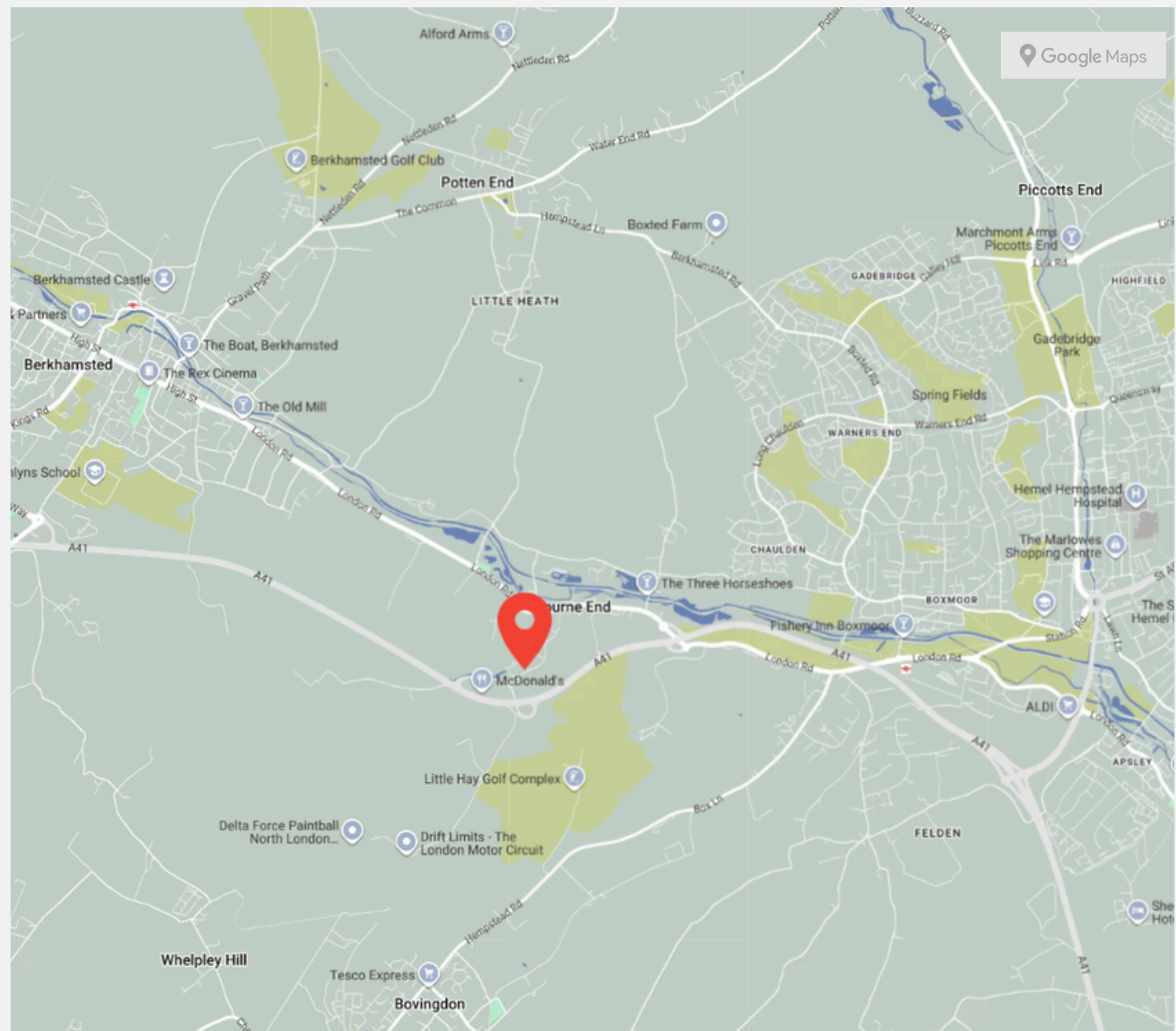
LOCATION

The Bourne End Mills Industrial Estate is located in Bourne End, approximately 2 miles south-west of Hemel Hempstead town centre. It has direct and unrestricted access onto the A41 dual carriageway which gives rapid access to Junction 20 of the M25, only 5 miles to the east. Junction 8 of the M1 is approximately 5 miles away.

Other nearby towns include Berkhamsted 3 miles, Chesham 4 miles and Watford 8 miles.

TRANSPORT

-  Hemel Hempstead station - 7 minutes
-  M25 (J20) - 5 miles
-  M1 (J8) - 5 miles



9 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Light Industrial/Storage

TO LET

TENURE

The property is available to let on a new licence agreement direct from the landlord, for a term to be agreed.

RENT

£22,200 per annum exclusive (£15 per sq ft.)

EPC

A 25. Further details upon request.

SERVICE CHARGE/ BUSINESS RATES

The tenant will be liable for an additional £100 per calendar month, based on anticipated usage, as a contribution towards utilities and business rates.

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.



CONTACT

GET IN TOUCH

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Marc Adler

07889 443713

marc.adler@brasierfreeth.com

Brasier Freeth Details

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.