FREEHOLD INDUSTRIAL / DEVELOPMENT OPPORTUNITY | FOR SALE | 11,245 SQ. FT (GIA)

1A FROGMORE ROAD HEMEL HEMPSTEAD

HP3 9RW

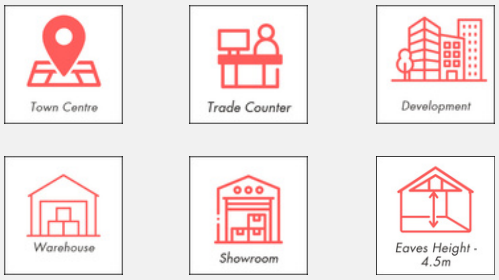


BRASIER FREETH

KEY DETAILS

- Freehold industrial and development opportunity
- Prominent central Hemel Hempstead location
- Residential development planning permission granted (Application 21/03549/MFA)
- Established trade counter and retail showroom
- Clear eaves height of 4.0m – 4.5m
- Residential planning permission granted
- Convenient access to the A41 via the Hemel Hempstead junction
- Site area of approximately 0.336 acres (0.136 hectares)

AMENITIES





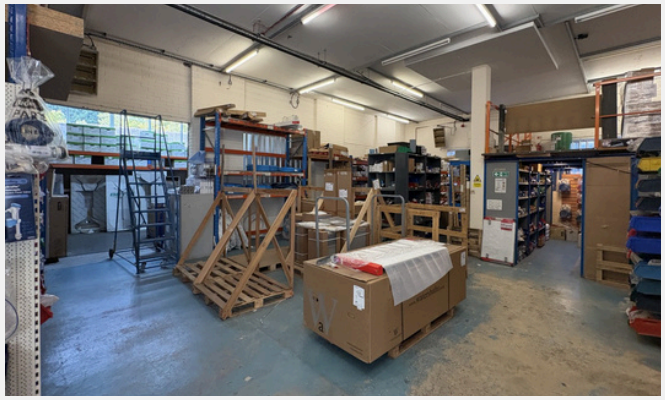
DESCRIPTION

1A Frogmore Road is a rare detached industrial property arranged over two floors. The ground floor provides warehouse and storage space with two roller-shutter access doors, previously used for trade counter and customer-facing retail purposes. The warehouse is lightly racked, includes a storage mezzanine and benefits from clear heights ranging from 4.0m to 4.5m.

The first floor comprises a showroom, customer-facing office space, additional staff offices and a boardroom.

Externally, the property occupies a site of approximately 0.336 acres, incorporating a secure, fenced side yard.







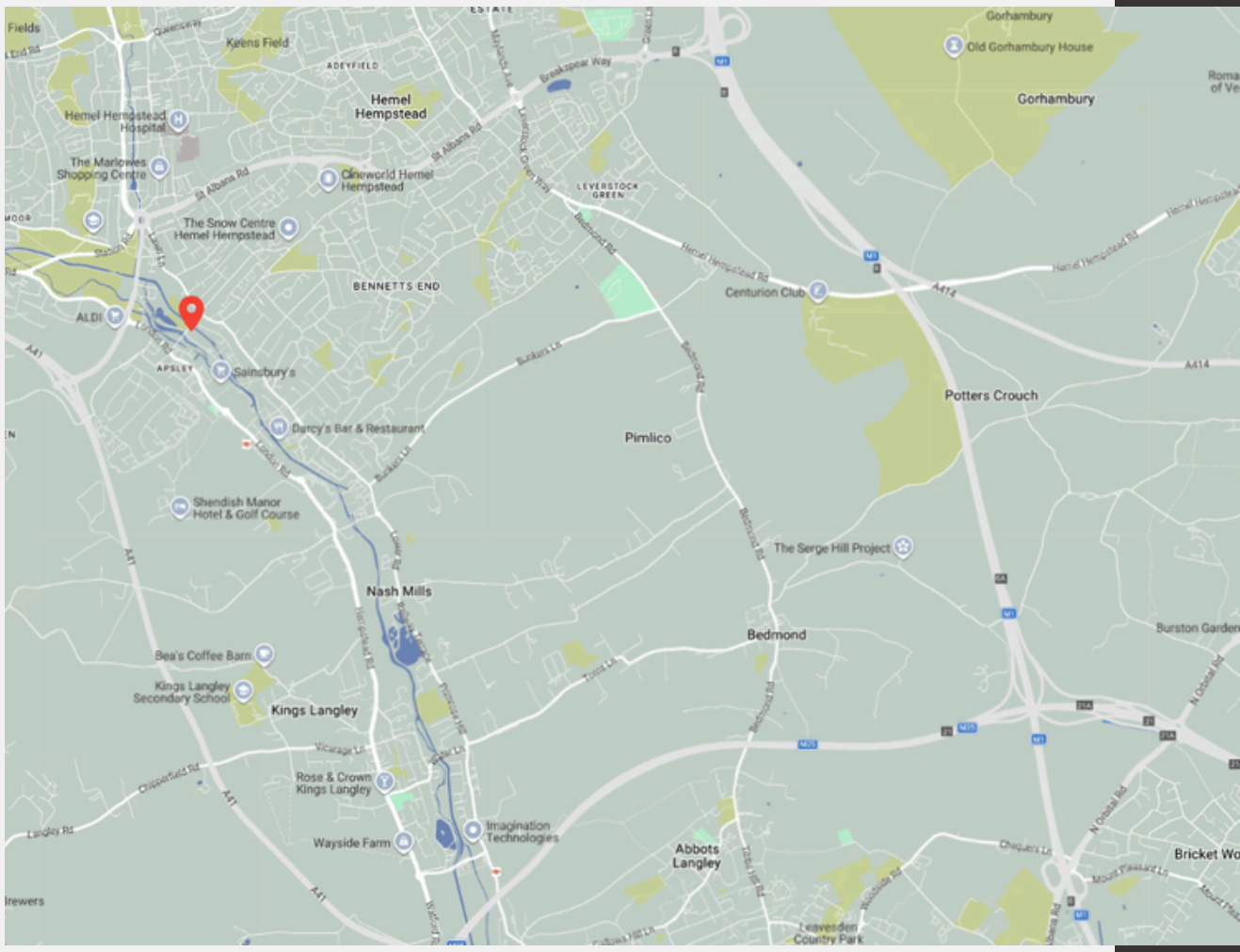
ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
GF Warehouse	5,516	512.53
FF Office/Showroom	5,729	532.28
Total	**11,245**	**1,044.81**

LOCATION

1A Frogmore Road occupies a prominent position overlooking Durrants Hill Road in Hemel Hempstead, with convenient access to the A41, M25 and M1, providing excellent connectivity across the Home Counties and into London.

Situated within the established Frogmore commercial area, the property is well placed for industrial, trade counter and commercial occupiers, with Hemel Hempstead town centre also within easy reach.



CONNECTIVITY

- M1 (J8) - approximately 3.5 miles
- M25 (J20) - approximately 4 miles
- Hemel Hempstead Train Station - 1.5 miles





PLANNING

The property benefits from a residential redevelopment opportunity, with planning permission granted under application reference 21/03549/MFA for the demolition of the existing building and construction of a new residential development comprising 28 dwellings.

This provides purchasers with the opportunity to explore the site's residential potential, subject to the relevant planning conditions and any necessary further consents.

PRICE

Offers in excess of £1,350,000 (no VAT).

SITE

Total site area – 0.336 acres (0.136 hectares).

TENURE

This property is to be sold freehold.

TITLE

Title number HD269649.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

EPC

An EPC has been commissioned and is awaited. Futher details upon request.

LEGAL COSTS

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







CONTACT

GET IN TOUCH

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