IMAGES TAKEN PRE-TENANT OCCUPATION



UNIT 11
MCDONALD BUSINESS PARK
HEMEL HEMPSTEAD

HP2 7EB

bf.
brasierfreeth.com

PRIME TRADE COUNTER UNIT TO LET | 3,570 SQ.FT

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Trade Counter Unit
TO LET

KEY DETAILS

- Fully fitted trade-counter showroom
- Hemel Hempstead's premier trade counter location
- 7m eaves height
- 1.5 miles to M1 (J8)
- 5 miles to M25 (J21)
- Good on-site parking allocation
- Racking in-place

DESCRIPTION

Unit 11 comprises a single-storey warehouse unit, benefitting from a clear internal eaves height of 7m and a single-level full-height access loading door. The first-floor provides modern office space overlooking the warehouse. The ground floor has been fitted out as a retail showroom and trade counter, providing an established layout that should benefit a suitable occupier.

The unit was comprehensively refurbished in 2024/2025 to a high standard to incorporate a new air conditioning system, EV charging and LED lighting with PIR sensors. with focus on energy efficiency upgrades.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Ground Floor Office	2,902	269.60
First Floor Office	668	62.06
Total	**3,570**	**331.66**
Supported Mezzanine Storage	859	79.80

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



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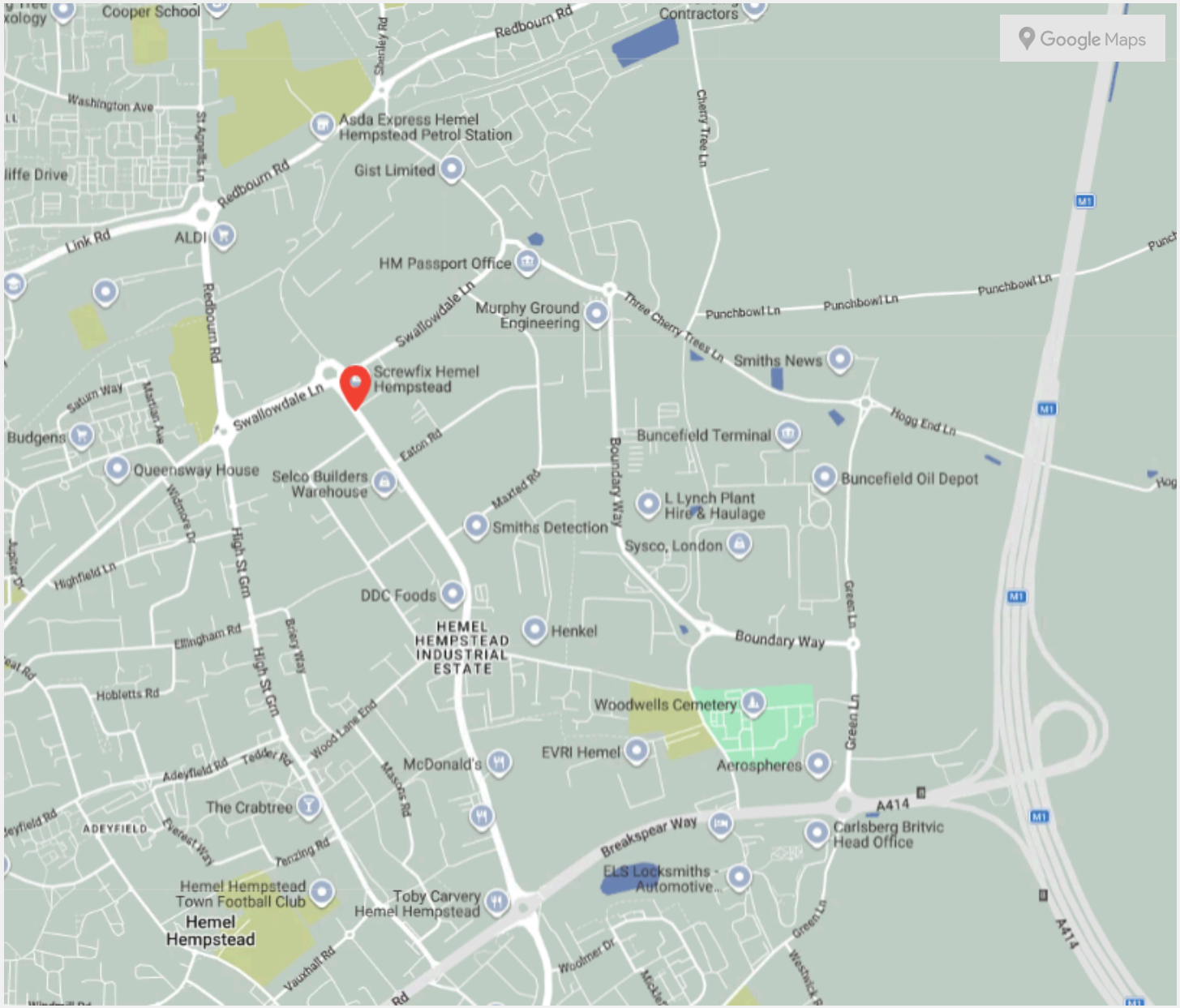
LOCATION

McDonald Business Park occupies a prominent position on the corner of Swallowdale Lane and Maylands Avenue (A4147), the principal route through the Maylands Employment Area. The estate is located 1.5 miles from Junction 8 of the M1 motorway, which provides direct access to Central London and the M25 motorway.

Hemel Hempstead town centre lies approximately 2 miles to the southwest. McDonald Business Park is home to a number of trade users including Screwfix, Toolstation, Easy Bathrooms, SWR and DMS Flooring.

TRANSPORT

- M1 (J8) - 1.5 miles
- M25 (J21) - 5 miles
- Hemel Hempstead Station - 11 minutes



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TERMS

The unit is available by way of an assignment or subletting of the existing lease, which expires on 1 January 2035, at a passing rent of £73,500 per annum, plus VAT.

EPC

The property has an EPC rating of B 44. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £61,500. 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.

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

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