



- To let
- 7m eaves height
- Parking for 7 cars
- Offices to be built at first floor level (could be tailored to suit tenants at this stage)
- WCs to be fitted at ground & first floor including disability WC
- Roller shutter loading door
- Double glazed windows

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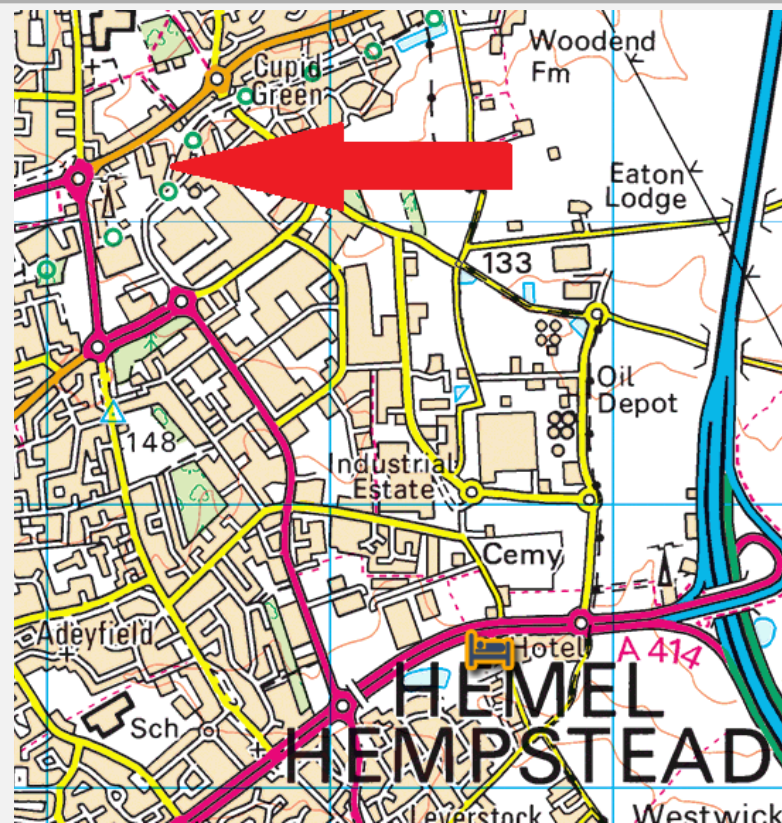
12 Heron Business Park, Hemel Hempstead, HP2 7FW

Warehouse unit with parking

Approx 6,200 sq.ft (576 sq m)

TO LET

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Description

The property comprises an end-of-terrace warehouse unit on this private estate. The owner plans to build first floor offices with an additional WC to add to the existing GF WC, disability WC and kitchenette. The size could be altered at this stage.

Location

Situated on a private estate off Eastman Way on the main industrial estate in Hemel Hempstead

M1 (Junction 8)	1.0 Mile
M25 (Junction 21a)	1.5 Miles
Watford	10.5 Miles
Heathrow	28.3 Miles

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed, to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

Floor Area

The approximate gross internal floor area is estimated to be the following, subject to final measurement upon completion of construction:

GF Warehouse	5,000 sq ft	464.5 sq m
FF Offices	1,200 sq ft	111.5 sq m
Total	6,200 sq ft	576.0 sq m

Rent

£13 per sq.ft

Business Rates

Current Rateable Value excluding new offices to be built is £40,750. An estimate of the new RV is available upon application

Energy Performance Rating

Awaited

VAT

All prices quoted will be subject to VAT

Viewings

Strictly by appointment via the sole agents.

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