

TWO ADJACENT INDUSTRIAL UNITS TO LET

2,315 - 4,656 sq ft (215.06 - 432.54 sq m)

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CHARTERED SURVEYORS

The Courtyard
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UNITS 6 & 7 SARACEN INDUSTRIAL ESTATE, MARK ROAD, HEMEL HEMPSTEAD HP2 7BJ

KEY FEATURES

- Two adjacent modern industrial units
- Available together or separately
- Established trade counter location
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- 5m clear eaves height
- Large roller shutter loading doors
- Two storey offices to the front

ACCOMMODATION

	sq ft	sq m
Unit 6		
Warehouse	1,802	167.41
Offices	539	50.07
Total Floor Area:	2341	217.48
Unit 7		
Warehouse	1,798	167.03
Offices	517	48.03
Total Floor Area:	2315	215
Combined Total:	4656	432.5

RENT

£12.50 per sq.ft.

VIEWING | Strictly by appointment through this office with:

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DESCRIPTION

The units comprise two adjacent industrial units of steel portal frame construction with elevations of brickwork and profiled steel cladding and including large loading door and two storey offices to the front. Unit 6 is at the end of the terrace.

LOCATION

The properties are situated within the Saracen Industrial Estate, an established Trade Counter Estate, where occupants include Plumb Centre, Howdens Joinery, Grant and Stone Electrical and Grant and Stone Plumbing.

The Saracen Industrial Estate is situated off Mark Road one of the principal estate roads of the large and successful Maylands Business area. The properties are only 1.5 miles from junction 8 of the M1 motorway from where the strategic junction with the M25 (junction 21) is only 3 miles further to the south. Hemel Hempstead town centre, railway station and access to the A41 dual carriageway are approximately 2.5 - 3.0 miles away.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 90,000 and is approximately 25 miles north west of Central London.

TENURE

The units are available individually or together on new full repairing and insuring leases for a term to be agreed.

RATES

Units 6 & 7 are assessed together and include a mezzanine floor. They would have to be separately assessed should the units be let separately and if the mezzanine floor is removed.

Rateable Value is £36,250.

For rates payable for the year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 010442 228000).

EPC RATING

The EPC rating for this property is D.

September 2018 / HH000554

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