

# INDUSTRIAL UNIT TO LET

3,517 sq ft (326.7 sq m)

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Courtyard  
77 – 79 Marlowes  
Hemel Hempstead  
Hertfordshire – HP1 1LF

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**UNDER  
REFURBISHMENT**



## 10 SARACEN INDUSTRIAL ESTATE, MARK ROAD, HEMEL HEMPSTEAD HP2 7BJ

### KEY FEATURES

- 9 allocated car parking spaces
- Established trade counter location
- 5m minimum eaves height
- Large manual roller shutter door
- Two storey offices to the front
- M1 (Junction 8) – 1.5 miles
- M25 (Junction 21) – 4.5 miles
- Unit 10 can be combined with Unit 11 to provide 6,982sq.ft

### ACCOMMODATION

	sq ft	sq m
First floor office	422	39.2
Warehouse	3,095	287.5
<b>Total floor area</b>	<b>3,517</b>	<b>326.7</b>

### DESCRIPTION

The property comprises a modern middle terrace single storey factory/warehouse unit of steel portal frame construction with two storey offices and loading door to the front elevation.

The warehouse is column free and has a minimum eaves height of 5m.

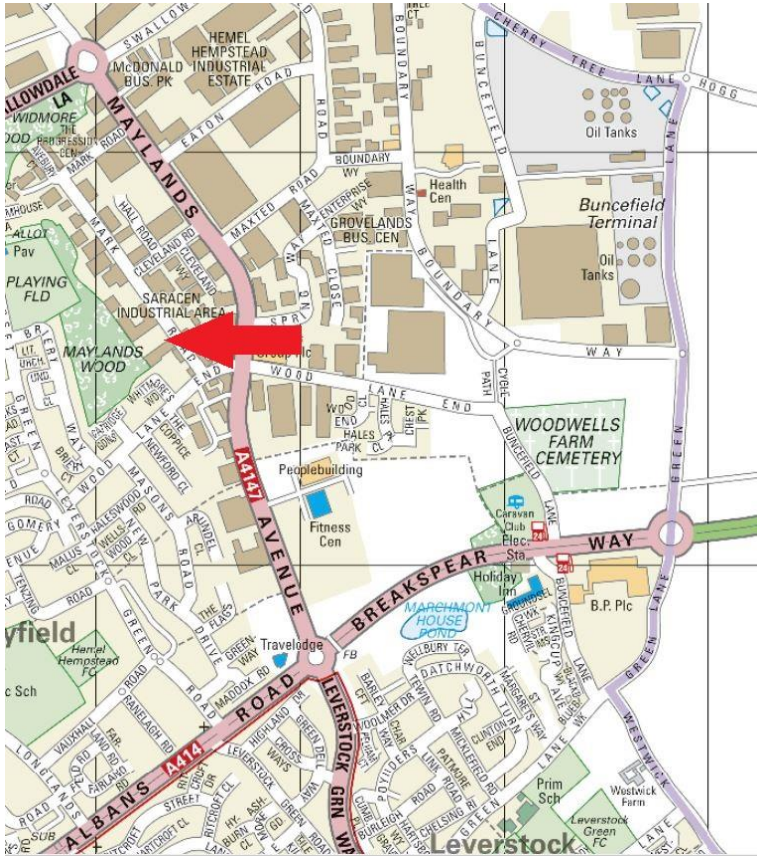
Externally, there are 9 allocated car parking spaces and a loading apron provided.

**VIEWING** | Strictly by appointment through this office with:

Trevor Church  
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trevor.church@brasierfreeth.com

Claire Madden  
01442 298806  
claire.madden@brasierfreeth.com

Or via Joint Agent – Lambert Smith Hampton  
Emma Kibble  
0207 198 2000  
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## LOCATION

The property is situated within the Saracen Industrial Estate, an established Trade Counter Estate, where occupants include Wolsley/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 estate is 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 100,000 and is approximately 25 miles north west of Central London.

## TENURE

Unit 10 is available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£47,500 per annum exclusive, plus VAT (if applicable).

## RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £29,750.

For rates payable for the year to 31<sup>st</sup> March 2020, please refer to the Local Rating Authority (Dacorum Borough Council – 010442 228000).

## EPC RATING

The EPC is to be re-assessed on completion of the refurbishment.