

INDUSTRIAL UNIT TO LET

2,315 sq ft | (215.06 sq m)



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

01442 263033

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

KEY FEATURES

- Modern industrial unit
- 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
- 5 car parking spaces

ACCOMMODATION

	sq ft	sq m
Unit 7		
Warehouse	1,798	167.03
Offices	517	48.03
Total Floor Area:	2,315	215

DESCRIPTION

The property is a mid-terrace industrial unit 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.

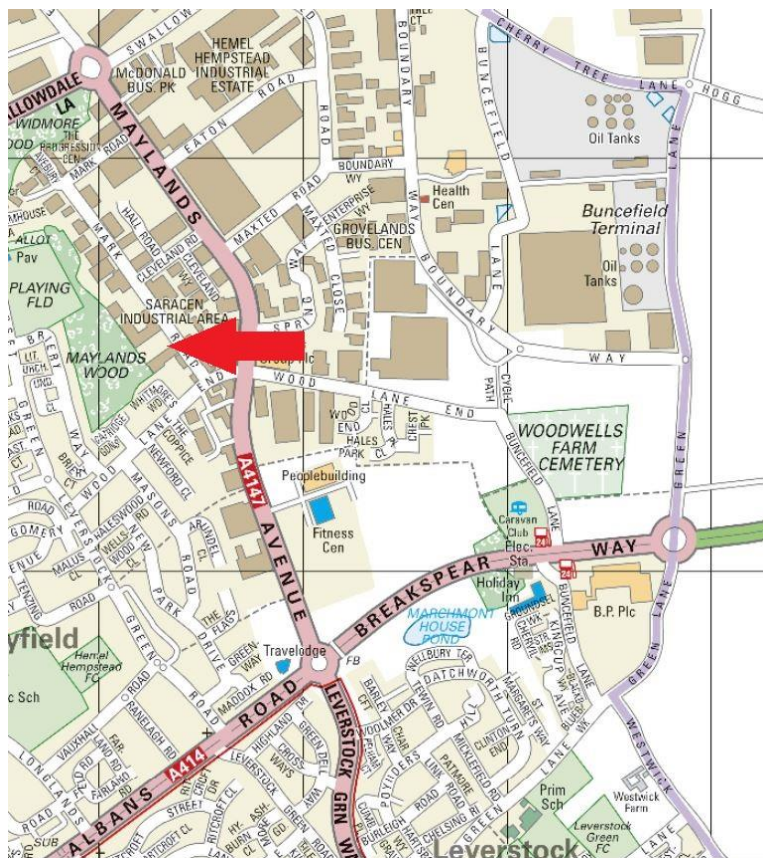
The unit has been comprehensively refurbished throughout.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The properties are 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 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 100,000 and is approximately 25 miles north west of Central London.

TENURE

Unit 7 is available to let on new full repairing and insuring lease for a term to be agreed.

RENT

£30,000 per annum exclusive.

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £17,500.

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

EPC RATING

The EPC rating for this property is D - 85.