



■ Key features

- 2 level access loading doors.
- 5m eaves height.
- New LED lighting.
- On site car parking spaces.
- Good access to A41.
- On site Facilities Manager.
- Refurbished.

■ Description

Unit 10b is a middle terrace industrial property with a mix of metal profile cladding and brick elevations under a pitched roof.

The unit provides clear warehouse space.

There is the potential to construct offices and WC facilities. The exact specification to be agreed between the parties. The rent may be adjusted to reflect any additional works agreed between the parties.

■ Accommodation

Gross frontage 8,832 Sq. ft 820.5 Sq. m

This floor area is approximate and has been calculated on a gross internal basis.

VIEWINGS - Strictly by appointment

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Location

Unit 10 Icknield Way is located at the front of the industrial estate less than 1 mile from the A41 junction.

Tring itself benefits from a railway station with trains to London Euston with a journey time of approximately 35 minutes.

With excellent access to surrounding towns in Buckinghamshire such as Aylesbury 6 miles, Dunstable 10 miles, Hemel Hempstead 13 miles and Luton 14 miles there is considerable employment catchment area in this position.

The A41 provides easy access to major motorways with both the M1 motorway (Junction 8) and the M25 (Junction 20) being 14 miles away.

Tenure

The warehouse is available on a leasehold basis on terms to be agreed.

Rent

£62,000 per annum exclusive, plus VAT.

EPC

An EPC has been commissioned and is awaited.

Rates

Awaiting final assessment.

For rates payable for year to 31st March 2021, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.