

# To Let

Modern Industrial Property

## Established Trade Counter Location

Unit 7 Saracen Industrial Estate, Mark Rd, Hemel Hempstead, HP2 7BJ



- 2,313 Sq Ft (214.8 Sq M)
- Close to M1 Junction 8
- Trade Counter Location
- 8 Car Parking Spaces

# Unit 7 Saracen Industrial Estate, Mark Rd, Hemel Hempstead, HP2 7BJ

## Location



Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 80,000 being approximately 25 miles north-west of Central London.

The property occupies a mid-terraced position within the Saracen Industrial Estate is an established trade counter estate where occupants such as Plumb Centre, Howden's Joinery, Grant & Stone and Stalec are located.

Situated off Mark Road this is one of the principal industrial roads off the large and successful Maylands Business Area. The Estate is only 1.5 miles from the M1 motorway (Jct 8) from where the strategic junction with the M25 (Jct 21) is only 3 miles further to the south. Hemel Hempstead town centre, railway station and access to the A41 dual carriageway are appx 2.5 miles to the south.

## Description

The unit comprises of an open plan industrial unit with large loading door and 1st floor offices to the front. The warehouse has a clear eaves height of appx 5 metres.

## Features

- 5 metres eaves height
- 8 car parking spaces
- Mezzanine of 1,116 sq ft (103.7 sq m)

## Accommodation

The accommodation consists of the following;-

Floor Area	Sq ft	Sq m
Single Storey Warehouse	2,046	190
1st Floor Offices	267	24.8
Total GIA ***	2,313	214.80

\*\*\* Plus mezzanine of 1,116 sq ft (103.7 sq m) which can be removed if not required

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Rent

£22,500 per annum exclusive.

## Tenure

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

## Business Rates

Rateable Value of £21,750 with rates payable (2011/2012) of £9,417.75.

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Dacorum Borough Council 01442 228000).

## Viewing and Further Information

Viewing strictly by prior appointment with the agents:

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www.lsh.co.uk

# Energy Performance Certificate

Non-Domestic Building



Invista Canmoor Active LP  
Unit 7, Saracen Industrial Area  
Mark Road, Hemel Hempstead Industrial Estate  
HEMEL HEMPSTEAD  
HP2 7BJ

Certificate Reference Number:

0004-9992-5730-2590-1803

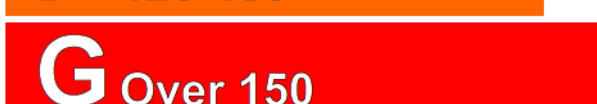
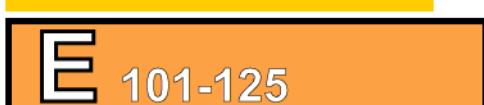
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 121 This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 215  
Building complexity (NOS level): 4

## Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

82 If typical of the existing stock