

INDUSTRIAL UNIT IN TRADE COUNTER LOCATION

2,314sq.ft (215sq.m)

TO LET

**** Winners of an Estates Gazette 'Most Active Regional Agent' Award from 2008 - 2011 ****

UNIT 7

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

LOCATION

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

The Saracen Industrial Estate is situated off Mark Road, one of the principal industrial 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 miles to the south.

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.

DESCRIPTION

The unit, which is currently undergoing a refurbishment, comprises an open plan industrial unit with large loading door and two storey offices to the front. The warehouse has a clear eaves height of approximately 5metres.

ACCOMMODATION	Sq.ft	Sq.m
Two storey offices/ancillary:	534	49.6
Single storey warehouse:	1,780	165.4
Total GIA:	2,314	215



TENURE

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

RENT

£25,000 per annum exclusive.

RATES

To be assessed. Rates payable on similar properties are approximately £9,100 per annum.

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

VIEWING

Strictly by appointment through the agents:-

Brasier Freeth LLP
The Courtyard
77/79 Marlowes
Hemel Hempstead HP1 1LF

FAO: Trevor Church
D/D: 01442 298808
Email: Trevor.church@brasierfreeth.com

REF: 9784

Or VIA JOINT AGENT:
Lambert Smith Hampton
Tel: 01727 834234

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.

All prices / rents quoted exclusive of VAT which may be payable.
Regulated by RICS



**Regional
Awards
2011 WINNER**

PROPERTY ADVISER OF THE YEAR
SOUTH EAST REGION