



- To let
- Warehouse with small office
- Parking for 12 cars
- Offices at first floor level
- WCs at ground floor with small reception
- Eaves height 6.5m
- Full height roller shutter loading door

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5 Enterprise Way, Hemel Hempstead, HP2 7YJ

Warehouse unit with good parking

Approx. 3,394 sq ft (315.3 sq m)

To Let

5 Enterprise Way, Maxted Road Hemel Hempstead, Herts HP2 7YJ



Description

The property comprises an end of terraced unit with a good eaves height and good parking. And a large forecourt. There is a small office at first floor and a small GF reception and toilets.

Location

Situated on a private estate off Maxted Close on the main industrial estate in Hemel Hempstead

M1 (Junction 8)	1.0 Mile
M25 (Junction 21a)	1.5 Miles
Watford	10.5 Miles
Heathrow	28.3 Miles

Lease Terms

An FR&I lease is available. Terms to be agreed.

Floor Area

The approximate gross internal floor area:

GF Warehouse	2,738 sq ft	254.3 sq m
GF Offices	327 sq.ft	30.4 sq.m
FF Offices	<u>329 sq ft</u>	<u>30.6 sq m</u>
Total	3,394 sq ft	315.3 sq m

Rent

Upon application

Business Rates

Rateable value £28,250. Rates payable £13,870.75

Energy Performance Rating

Awaited.

VAT

All prices quoted will be subject to VAT

Viewings

Strictly by appointment via the sole agents.

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