

# WAREHOUSE/PRODUCTION UNIT - TO LET

## PRELIMINARY DETAILS

APPROX: 8,800 sq ft (817.54 sq m)

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CHARTERED SURVEYORS

The Courtyard  
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## UNIT 10b ICKNIELD WAY INDUSTRIAL ESTATE, TRING HP23 4JX

### KEY FEATURES

- 2 level access loading doors
- Eaves height 5m
- Oil fire blow heater to warehouse
- On site car parking spaces
- Good access to A41
- On site caretaker

### ACCOMMODATION

	sq ft	sq m
<b>Warehouse</b>	8,800*	817.54

\* subject to remeasurement when division wall complete.

### DESCRIPTION

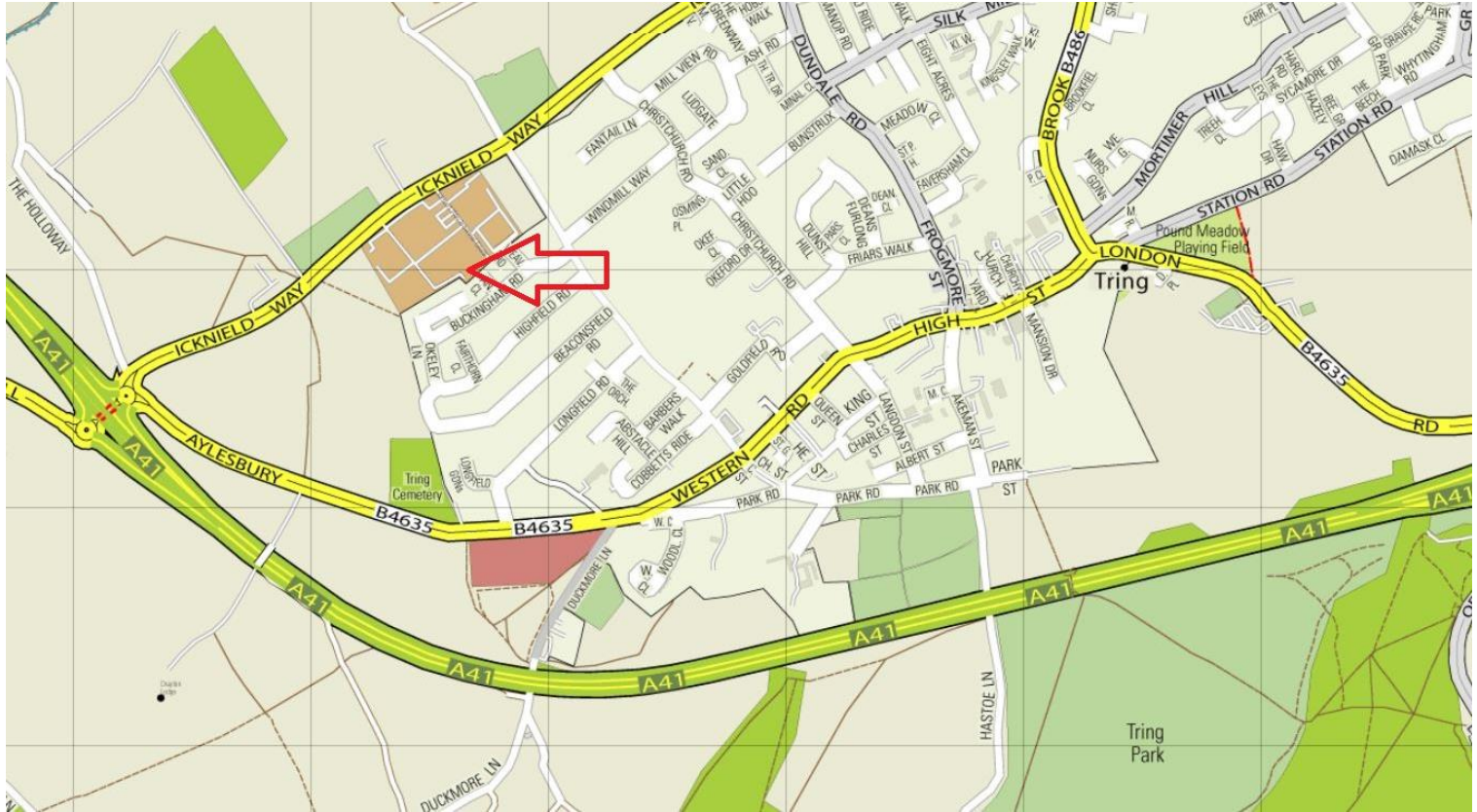
Unit 10b is a middle terrace industrial property with a mix of metal profile cladding under a pitched roof.

The unit provides clear warehouse space.

**VIEWING** | Strictly by appointment through this office with:

Claire Madden  
01442 298806  
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Trevor Church  
01442 298808  
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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.

## RATES

To be assessed when division when complete.

For rates payable for year to 31st March 2020, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

## EPC RATING

The EPC rating for this property is: E / 101\*.

\* To be re-assessed on completion of refurbishment works.

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