

TRADE / INDUSTRIAL UNIT TO LET

3,491 sq ft (324 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

01442 263033
www.brasierfreeth.com



10 SARACEN ESTATE, MARK ROAD, HEMEL HEMPSTEAD HP2 7BJ

| LOCATION

The Saracen Estate is an established trade counter estate where occupiers include Plumb Centre, Howden's Joinery and Grant & Stone Plumbing and Electrical. It is a modern estate situated off Mark Road, one of the principal roads of the large and successful Maylands Business Area.

Junction 8 of the M1 motorway is approximately 1.5 miles away from where the strategic junction of the M1 and M25 (Junction 21) is only 3 miles to the south. The town centre, station and access to the A41 dual carriageway lie approximately 3 miles away.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population over 80,000 and lies approximately 25 miles northwest of Central London.

| DESCRIPTION

The property comprises a modern mid-terraced warehouse unit of steel portal frame construction with two storey offices and a large loading door to the front. The warehouse is column free and has a clear eaves height of 5m.

The unit has been occupied as an electrical wholesalers and as such a trade counter area has been created. Externally, there are 9 car parking spaces and a loading apron.

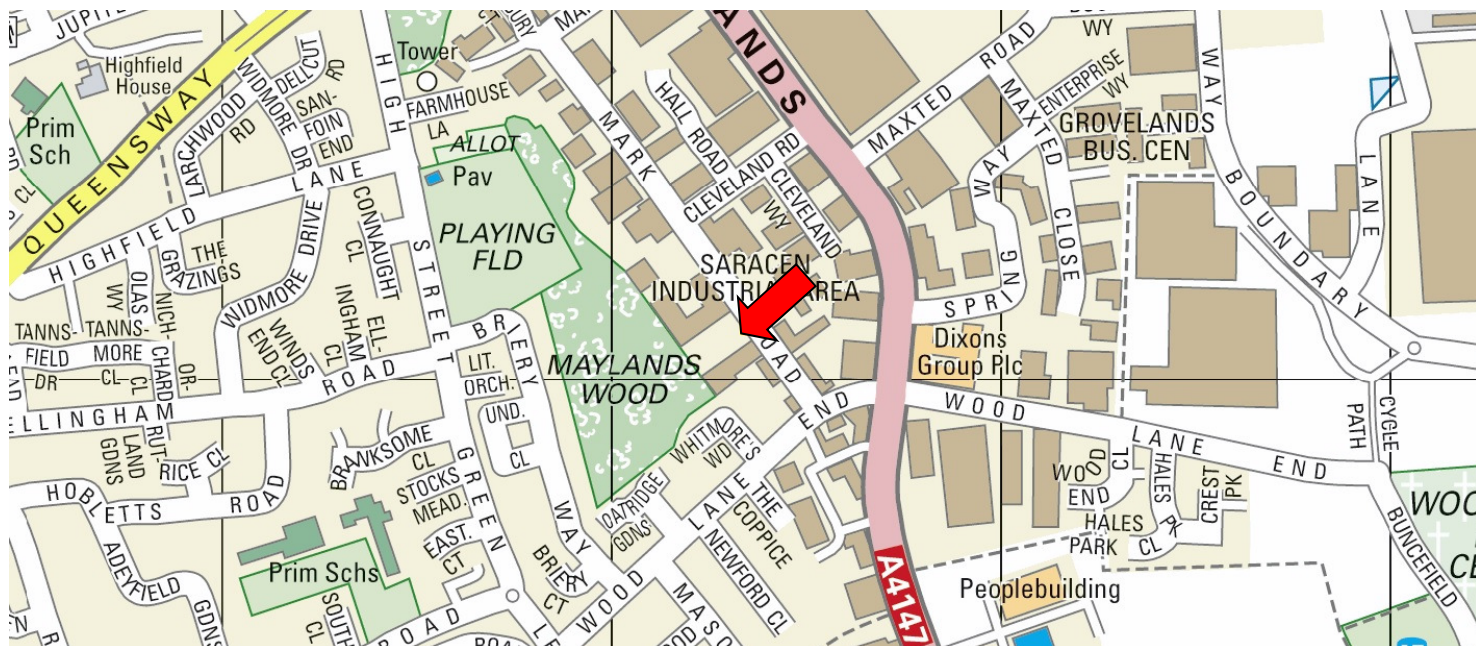
VIEWING | Strictly by appointment through this office with:

Trevor Church
01442 298808
trevor.church@brasierfreeth.com

Philip Walker
01442 298809
philip.walker@brasierfreeth.com

Or joint agent Lambert Smith Hampton
Claire Madden / Ben Rowe

01442 896232



ACCOMMODATION

	sq ft	sq m
Ground Floor Warehouse	2,709	251.7
Two Storey Offices	782	72.6
Total	3,491	324.3

TENURE

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

RENT

£33,000 per annum exclusive.

RATES

The property is currently assessed as follows:-

Rateable Value:	£31,250
Rates Payable year to 31 March 2015:	£15,063

NB: This assessment includes a mezzanine floor which is being removed and the figures should therefore reduce slightly.

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

EPC RATING

Energy Rating: 121 / Grade: E

FILE NO: 13839

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



Winners of an Estates Gazette
'Most Active Regional Agent'
Award from 2008-2014

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

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.