



### ■ Key features

- 8 allocated car parking spaces.
- Established trade counter location.
- 5m clear eaves height.
- Large manual roller shutter door.
- Two storey offices to the front.
- M1 (J8) - 1.5 miles & M25 (J21) - 4.5 miles.
- Unit 11 can be combined with Unit 10 to provide 6,982 Sq. ft.

### ■ Description

Unit 11 is a modern mid-terraced warehouse. The unit incorporates a two storey office section to the front and the warehouse is accessed via a large sectional up and over loading door. It has gas fired heating and has high level fluorescent light fittings.

The warehouse has a clear eaves height of approximately 5 metres.

### ■ Accommodation

First floor office	392 Sq. ft	36.4 Sq. m
Ground floor office	461 Sq. ft	42.8 Sq. m
Warehouse	2,629 Sq. ft	244.2 Sq. m
Sub Total	3,090 Sq. ft	287.0 Sq. m
Total	3,482 Sq. ft	323.4 Sq. m

The areas are calculated on a gross internal basis.

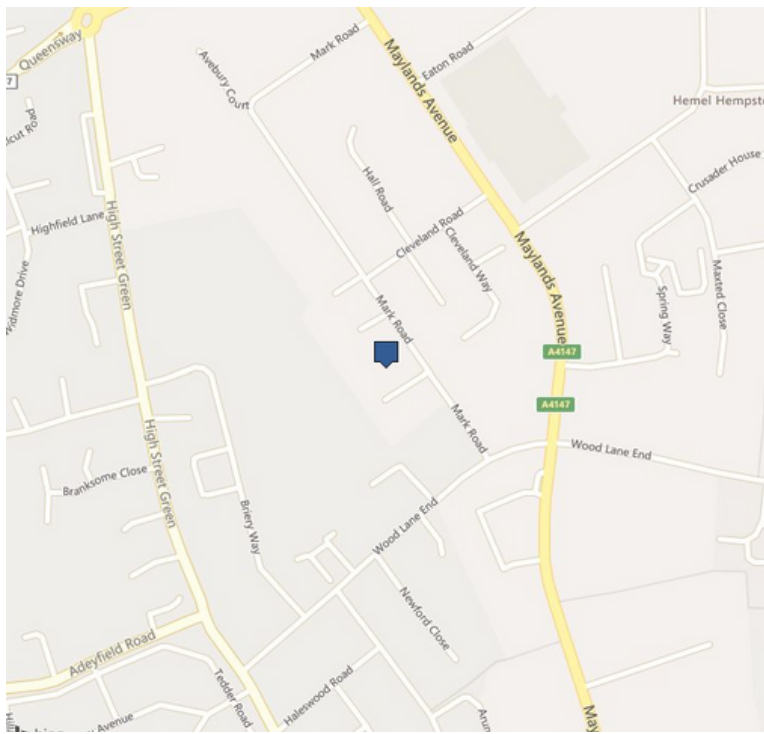
**VIEWINGS - Strictly by appointment**

**brasierfreeth.com**

Trevor Church  
01442 298808  
trevor.church@brasierfreeth.com

Claire Madden  
01442 298806  
claire.madden@brasierfreeth.com

Or via joint agents Lambert Smith Hampton  
Emma Kibble  
0207 198 2000  
ekibble@lsh.co.uk



## Location

The property is situated within the Saracen Industrial Estate - an established Trade Counter Estate where occupants include Wolseley/Plumb Centre, Howdens Joinery, Grant & Stone Electrical and Grant & Stone Plumbing.

The Saracen Industrial Estate is situated off Mark Road, one of the principal estate roads of the large and successful Maylands Business Area of Hemel Hempstead. The property 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 2.5-3.0 miles away.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 100,000 and is approximately 25 miles north-west of central London.

## Tenure

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

## Rent

£46,775 per annum exclusive, plus VAT (if applicable).

## Rates

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £28,750.

For rates payable for the year to 31st March 2021, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

## EPC rating

The EPC rating for this property is B-33.