

# MODERN WAREHOUSE UNIT - TO LET

13,068 sq ft | (1,214 sq m)

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Courtyard  
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**UNIT 7&8, ENTERPRISE WAY, MAXTED CLOSE, HEMEL HEMPSTEAD, HP2 7YJ**

## KEY FEATURES

- 35 on site car parking spaces
- 2 surface access doors – H: 4.2m x W: 3.96m
- 5.7m eaves height
- 2 gas fired blower heaters to warehouse
- Warehouse lighting
- Two storey offices
- To be refurbished

## ACCOMMODATION

|  | sq ft         | sq m         |
|--|---------------|--------------|
| <b>Warehouse</b>   | 9,435         | 876.5        |
| <b>Ground floor office</b>   | 1,804         | 167.6        |
| <b>First floor office</b>  | 1,829         | 169.9        |
| <b>Total</b>   | <b>13,068</b> | <b>1,214</b> |
| <b>* Storage mezzanine</b><br>(available by way of separate negotiation) | 1,815         | 168.6        |

## DESCRIPTION

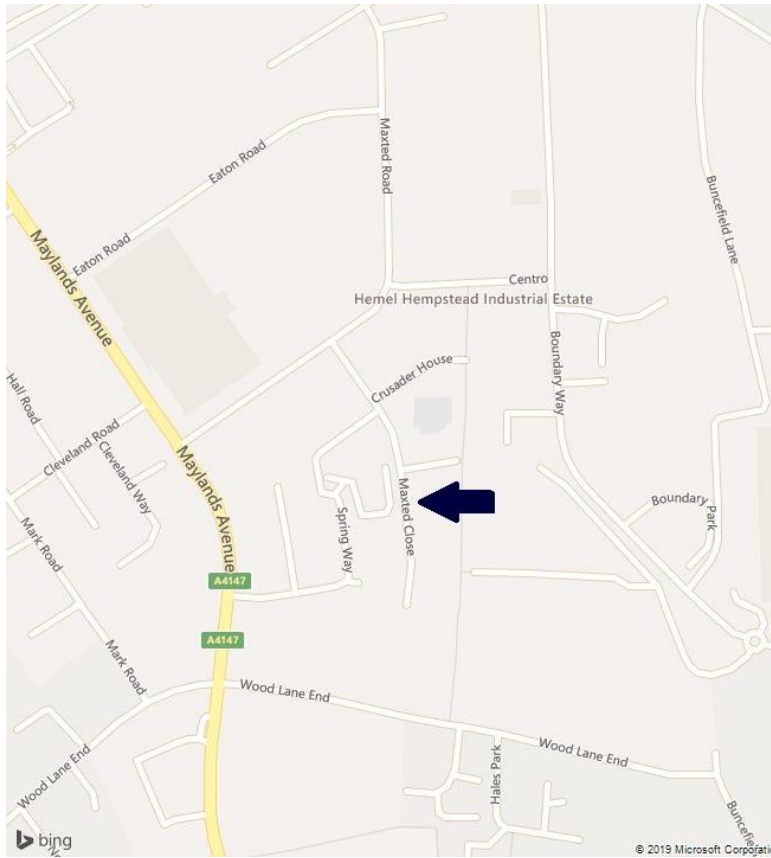
Enterprise Way comprises two terraces of units built in the late 1990's.

Unit 7 & 8 comprise an end of terrace warehouse/production unit. The unit benefits from offices to both ground and first floor. The offices are currently arranged as a mix of open plan, individual offices, board room facilities and ancillary storage.

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

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## LOCATION

Hemel Hempstead is located 25 miles north-west of Central London, 6 miles west of St Albans and 8 miles north of Watford.

Hemel Hempstead town centre is 1.5 miles to the east of the Maylands Business Area, Hemel Hempstead mainline train station provides direct access to London Euston (journey time approximately 30 minutes).

The unit is located on the Maylands Business Area, Junction 8 of the M1 motorway is 1.5 miles distant and the M1/M25 interchange is a further 3 miles to the south.

Enterprise Way Industrial Estate is accessed directly from Maxted Close which is off Maxted Road, one of the principal roads on Maylands.

## TENURE

A new full repairing and insuring lease for a term to be agreed. The unit will be available from end of March 2020.

## RENT

£163,350 per annum (£12.50 per sq.ft) exclusive plus VAT (if applicable).

## RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £99,500.

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 C/58.