

To Let

Modern Industrial Property

Established Trade Counter Location

Units 6 and 7 Saracen Industrial Estate, Mark Rd, Hemel Hempstead HP2 7BJ



- 2,313 - 4,648 Sq Ft (214.8 - 431.8 Sq M)
- Close to M1 Junction 8
- Trade Counter Location
- 8 Car Parking Spaces Per Unit



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Location



Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 80,000 being approximately 25 miles north-west of Central London.

The properties occupy a mid-terraced position within the Saracen Industrial Estate in an established trade counter estate where occupants such as Plumb Centre, Howden's Joinery, Grant & Stone and Stalec are located.

Situated off Mark Road, this is one of the principal industrial roads off the large and successful Maylands Business area. The Estate is only 1.5 miles from the M1 motorway (J8) from where the strategic junction with the M25 (J21) 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 miles to the south.

Description

The units have been comprehensively refurbished and comprise an open plan industrial area, loading doors and offices to the front. The warehouses have a clear eaves height of approximately 5 metres.

Accommodation

The accommodation consists of the following and the units are available separately or combined.

Floor Area	Sq.ft.	Sq.m.
Single Storey Warehouse - Unit 6	1,752	162.8
Two Storey Offices/Ancillary - Unit 6	583	54.2
Single Storey Warehouse - Unit 7	2,046	190
1st Floor Offices - Unit 7	267	24.8
	4,648	431.80

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Rent

£22,500 per annum exclusive (each unit).

Tenure

The units are available on new full repairing and insuring leases for terms to be agreed.

Business Rates

Unit 6

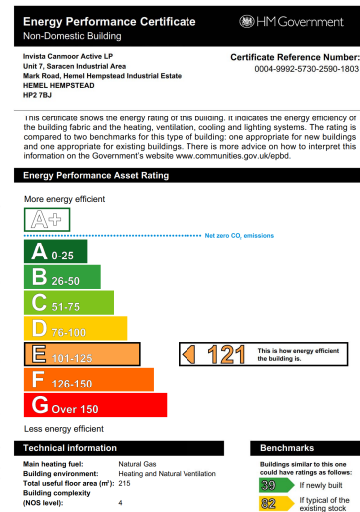
Rateable value of £21,000 with rates payable (to March 2013) of £9,618.

Unit 7

Rateable Value of £21,750 with rates payable to March 2013 of £9,961.50.

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

EPC



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