

# UNIT 5

# CHEVRON INDUSTRIAL ESTATE

HEMEL HEMPSTEAD, HP2 7UB

# TO LET NEWLY REFURBISHED



11,168 SQ FT (1,037.54 SQ M)

MODERN INDUSTRIAL WAREHOUSE UNIT

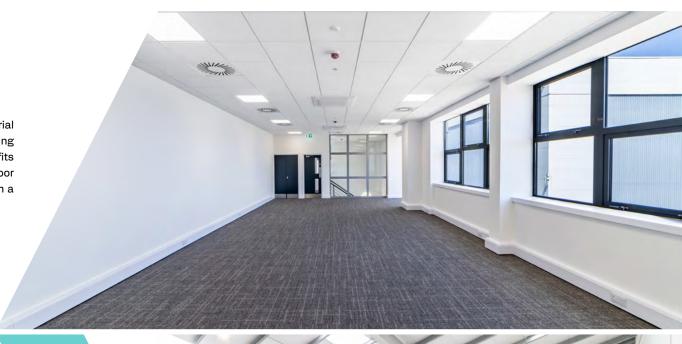
## **DESCRIPTION**

Unit 5 is an end-of-terrace unit forming part of wider established industrial estate. The unit is constructed of steel portal frame with profiled cladding externally upon part brick/ blockwork and a pitched roof. The warehouse benefits from a clear height of 7m and one level-access loading door. There is first floor office space and a spacious reception area. Externally the unit benefits from a generous yard and large parking area.

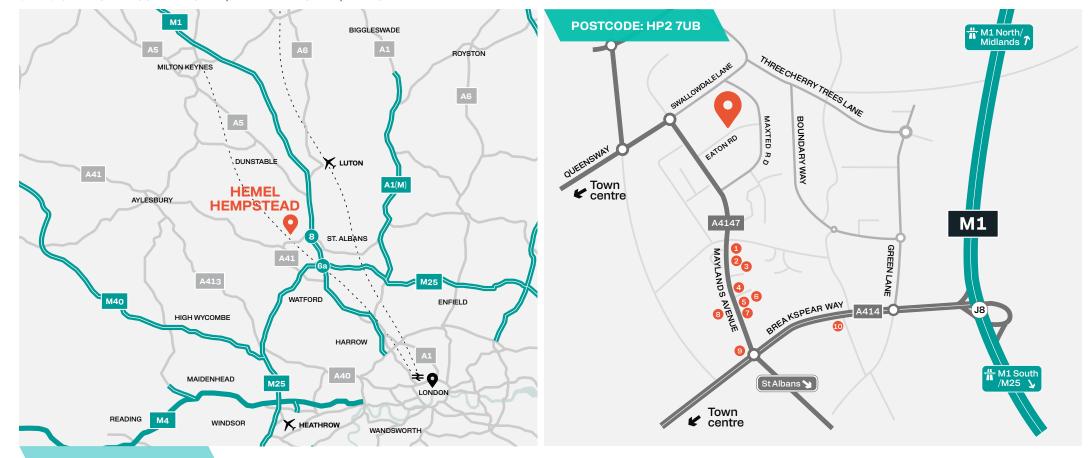
#### **ACCOMMODATION**

The accommodation comprises the following areas:

TOTAL	11,168	1,037.54
First floor	1,403	130.34
Ground Floor	9,765	907.20
Description	sq ft	sq m







### **LOCATION**

Hemel Hempstead is located in Hertfordshire, about 24 miles northwest of central London. It lies within the commuter belt, offering easy access to the capital via road and rail. The town benefits from strong transport links, including the M1 motorway and a direct train line to London Euston.

The property is located on Eaton Road, in the heart of the Hemel Hempstead industrial area, approximately 2.0 miles from the M1. The M1 provides quick access to the M25 and A41 dual carriageway linking to the A1.

Local occupiers include Honeywell, Robert Dyas and Royal Mail.

M1 Junction 8	1.5 miles	
Hemel Hempstead Town Centre	3 miles	
M25 Junction 21a	3 miles	
Watford	9 miles	
Central London	25 miles	
Milton Keynes	28 miles	

Source: Google Maps

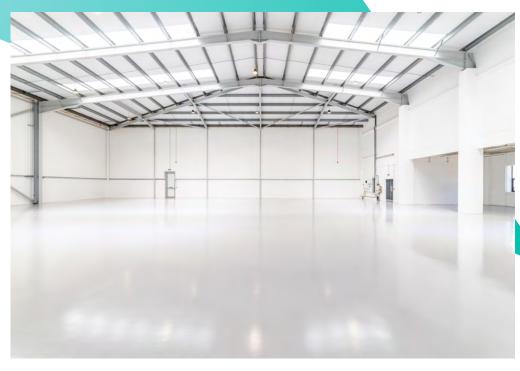
#### **KEY**

1.	Starbucks	6.	Nuffield Health
2.	Tesco Express	7.	Costa
3.	Greggs	8.	KFC
4.	Aldi	9.	Travelodge
5.	McDonald's	10.	Holiday Inn



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#### **RATEABLE VALUE**

The current Rateable Value is £83,500. Please note this is not the Rates Payable. Interest parties are advised to make their own enquiries of Dacorum Borough Council.

#### **VAT**

VAT will be payable where applicable

#### **LEGAL COSTS**

All parties will be responsible for their own legal costs incurred in the transaction.

#### **SERVICE CHARGE**

Property subject to a service charge. Further details available upon request.

#### **EPC**

To be assessed.

#### **VIEWINGS**

For further information, or to arrange a viewing please contact the agents.



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