

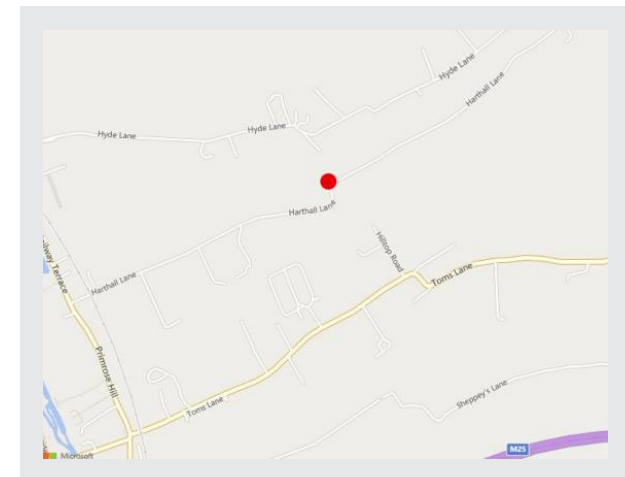
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

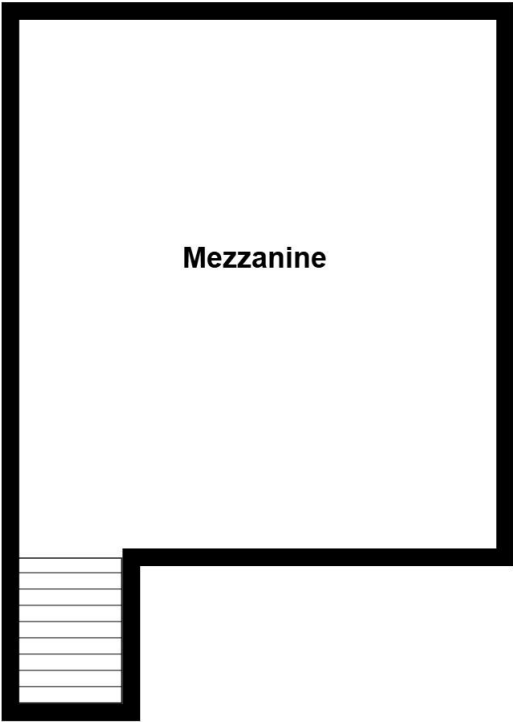
Modern Warehouse Unit

Unit 6, Kenwood Industrial Park, Harthall Lane,
Hemel Hempstead, HP3 8SD



ACCOMMODATION

Ground floor	936 sq ft	86.9 sq m
Mezzanine	405 sq ft	37.63 sq m
	1,341 sq ft	124.5 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Approximately 936 sq ft ground floor plus 405 sq ft mezzanine
- ✓ 2 car parking spaces
- ✓ Roller shutter
- ✓ Communal W/C facilities

LOCATION

The property is situated off Harthall Lane siting between Watford and Hemel Hempstead with road communications via the A41 and Junction 20 of the M25 giving access to the southeast motorway system. Kings Langley main line station is a short drive away.

DESCRIPTION

Modern warehouse unit of approximately 936 sq ft with mezzanine storage of approximately 405 sq ft. The unit benefits from a loading roller shutter to the front along with 2 car parking spaces.

TERM

A new licence agreement for a term to be agreed.

RENT

£21,600 per annum exclusive plus VAT.

BUSINESS RATES

Rates Payable: £8,160 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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