

UNIT B JUNIPER SQUARE MAYLANDS AVENUE HEMEL HEMPSTEAD

HP2 4GB

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Retail Unit - To Let

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Retail Opportunity
TO LET

LOCATION

Maylands is one of the largest business districts in the eastern region employing around 20,000 people and home to over 650 businesses. The Plaza Parade was built in 2018 and centrally located on Maylands Avenue, close to its junction with Wood Lane End. Occupiers in the parade include Tesco Express, Greggs, Indigo Sun and Starbucks amongst several other independent tenants.

The subject unit is set back from the existing parade and built within Phase 2 of the development which has provided a further 166 residential units.

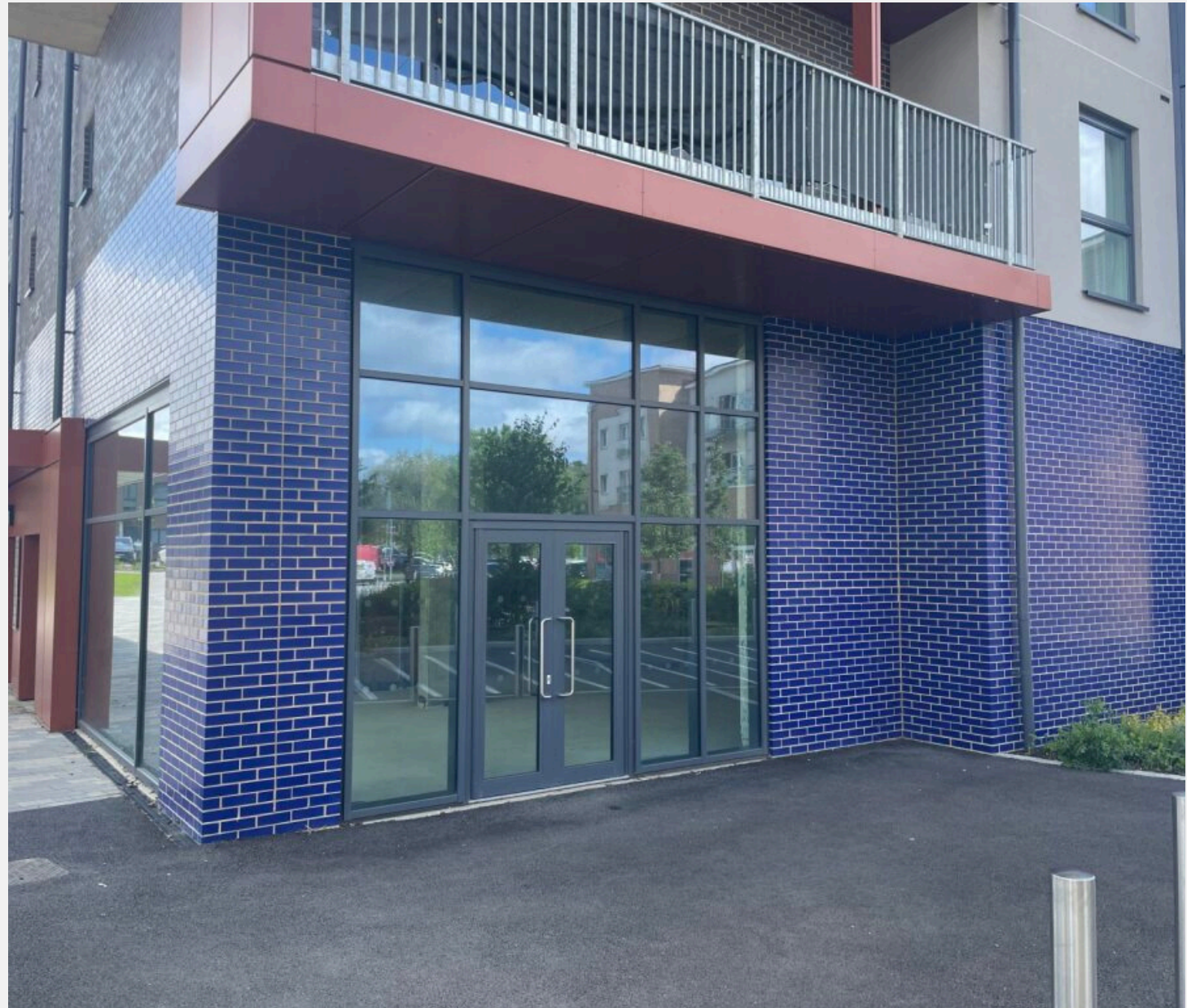
DESCRIPTION

The unit is arranged over ground floor only built to shell specification with capped services and shop fronts installed. Prospective tenants are required to undertake a full fit out which will include installing sprinkler systems.

ACCOMMODATION

The unit has the following approximate floor area:

Floor	Size Sq.m	Size Sq.ft
Unit B	52.18	562



**UNIT B JUNIPER SQUARE
MAYLANDS AVENUE
HEMEL HEMPSTEAD**
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LEASE

The unit is available on new lease terms to be agreed.

RENT

£20,000 per annum exclusive.

EPC

Further details available upon request.

SERVICE CHARGE

The unit is liable to pay a service charge. Further information can be provided upon request.

BUSINESS RATES

The Rateable Value is to be assessed due to the property being newly built.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

Ollie Elderfield

07548 098881

ollie.elderfield@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

brasierfreeth.com ■

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