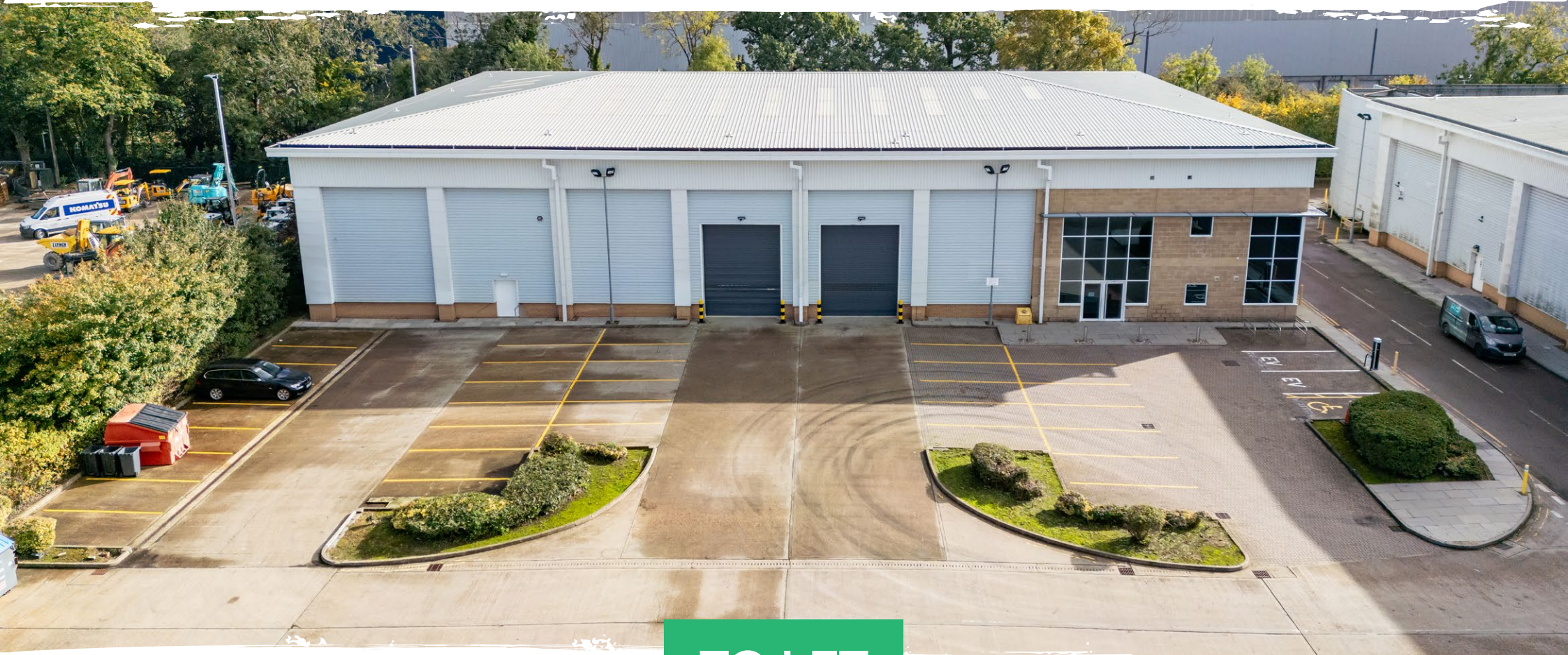


Unit C
Boundary Park
Hemel Hempstead • HP2 7GE

Recently refurbished
to a high standard

Available Now



TO LET

19,556 sq ft high quality detached industrial unit with EPC 'A' rating



A warehouse transformed with a premium refurbishment.



Comprehensively refurbished



8m eaves



2 surface level loading doors



EPC rating A



39 parking spaces including 2 EV charging spaces



3 phase power

Description

Unit C is a high quality detached warehouse unit which has recently undergone a comprehensive refurbishment. The unit is of steel portal frame with a mix of profile metal cladding and blockwork elevations under a pitched profile metal clad roof.

Accommodation

| | | |
|--------------|---------------------|----------------------|
| Ground floor | 17,030 sq ft | 234.70 sq m |
| First floor | 2,526 sq ft | 1,582.10 sq m |
| TOTAL | 19,556 sq ft | 1,816.80 sq m |



Boundary for indicative purposes

Location

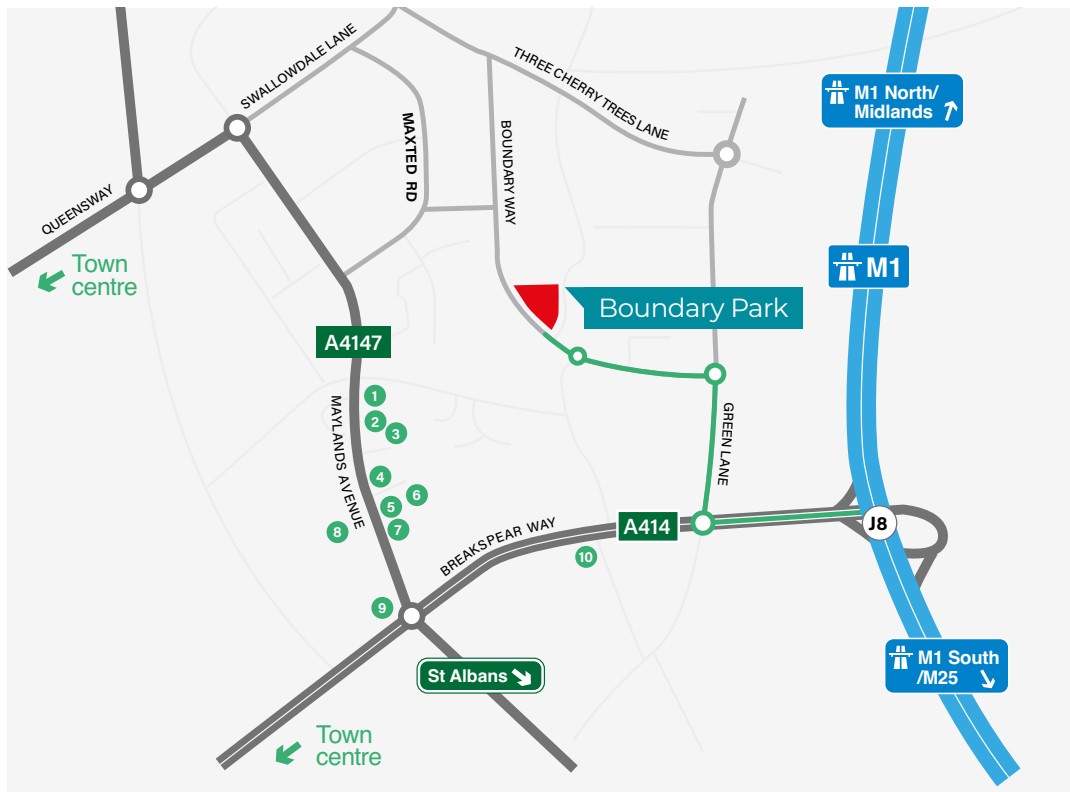
Boundary Park, Boundary Way is situated in a prime logistics location on the successful Maylands Business Area of Hemel Hempstead. Accessibility by road is excellent being only 1 mile from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The town centre and access to the A41 dual carriageway is 2.5 miles distant.

Hemel Hempstead mainline railway station is 3 miles away from where there is a fast and frequent service into London Euston (journey time of approximately 30 minutes).

Boundary Park comprises three detached units on a landscaped estate. Unit C is located to the rear of the Park. Nearby occupiers include Thermofisher, Cormar Carpets, Majestic Wine, Martin Brower and UTC Aerospace.

Sat Nav: HP2 7GE



KEY

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



| | | |
|--|-------------------------------|------------|
| | M1 Junction 8 | 3 mins |
| | Hemel Hempstead Town Centre | 6 mins |
| | M25 Junction 21 | 7 mins |
| | Hemel Hempstead Train Station | 10 mins |
| | St Albans Train Station | 17 mins |
| | Watford | 16 mins |
| | Milton Keynes | 40 mins |
| | Central London | 45-60 mins |
| | London Luton | 14 mins |
| | London Heathrow | 35 mins |
| | London Stansted | 60 mins |

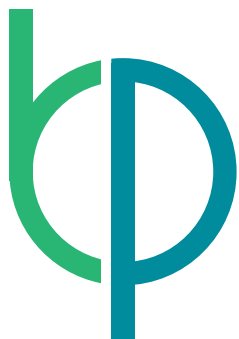
Source: Google Maps



3 minute drive to **Junction 8 M1** motorway



Unit C Boundary Park | Boundary Way | Hemel Hempstead | HP2 7GE



Unit C

Boundary Park

Hemel Hempstead • HP2 7GE

Terms

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

Rent

Upon application.

Rates

The VOA website shows an entry in the current Rating List of £227,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, (Dacorum Borough Council 01442 228000).

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

EPC rating A.

VAT

Rent is subject to VAT at the prevailing rate.

Further Information

For further information or arrangements to view the property please contact:

Claire Madden

07540 107 824

claire.madden@brasierfreeth.com

Tim Howlings

07702 884 402

tim.howlings@brasierfreeth.com



These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.