

UNIT 4 HATTON HOUSE FLAUNDEN

HP3 0PQ

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Single Storey Purpose Built Workshop – To Let – 1,439 Sq.ft (133.74 Sq.m)

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Industrial Space

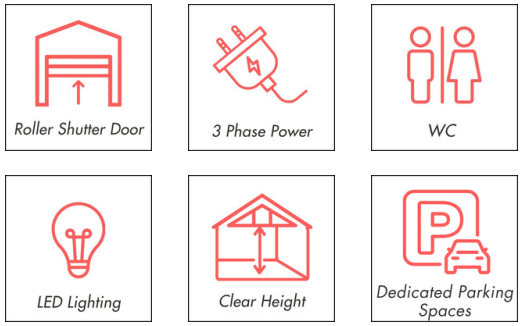
TO LET



KEY DETAILS

- Single storey industrial unit
- Quiet countryside setting on the edge of the village of Flaunden
- Electric roller shutter loading door
- 3 phase power
- WC
- LED lighting
- 3 dedicated car parking spaces
- No motor use is permitted

AMENITIES



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LOCATION

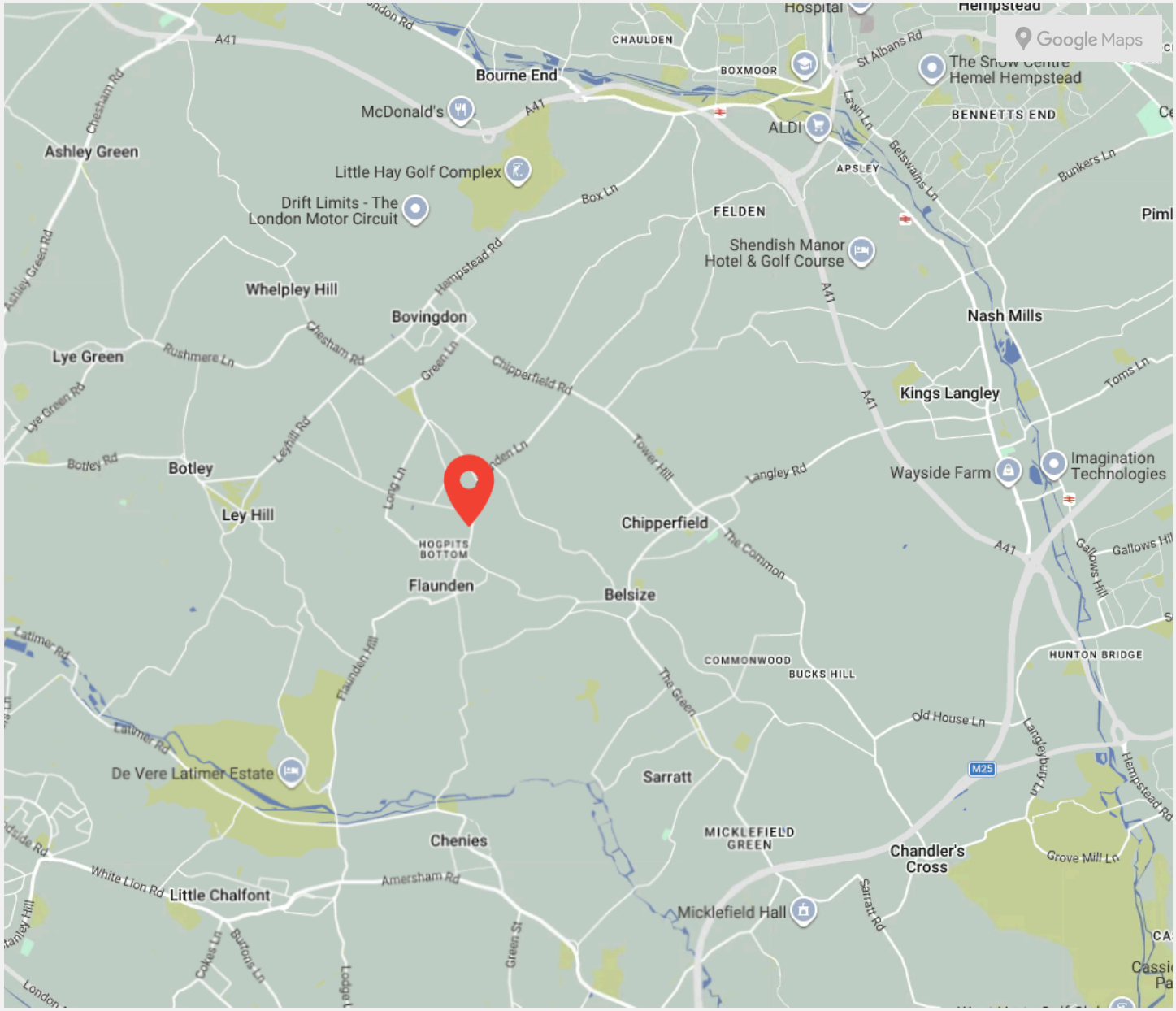
The property is situated on Flaunden Lane in a rural location, approximately 2.5 miles south of Bovingdon, 4 miles west of Kings Langley and 5.5 miles west of Hemel Hempstead.

These nearby towns provide access to the A41, offering connections to the wider regional road network. Junction 20 of the M25 motorway is approximately 5 miles from the property.

The surrounding area is predominantly rural, offering a peaceful working environment while remaining within convenient reach of the principal local towns and motorway network.

TRANSPORT

- Bovingdon - 2.5 miles
- Kings Langley - 4 miles
- Hemel Hempstead - 5.5 miles
- M25 (J20) - 5 miles



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ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Unit 4	1,439	133.74

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

Unit 4 is a single-storey, purpose-built workshop.

The unit benefits from 3 phase power, an electric roller shutter door and LED lighting. The unit has been refurbished with a new screed floor and WC.

The unit will be allocated a dedicated parking area, with room for approximately 3 parking spaces.

Unfortunately, no motor use is permitted.

TERMS

The unit is available on a new lease term.

RENT

£20,000 per annum exclusive.

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EPC

To be confirmed.

BUSINESS RATES

The current rating will be subject to reassessment, we estimate the Rateable Value for Unit 4 to be approximately £9,200. The rates payable will be a proportion of this figure.

Occupiers may qualify for Small Business Rates Relief, subject to the occupier's circumstances. Interested parties are advised to make their own enquiries with the Local Rating Authority, Dacorum Borough Council - 01442 228000.

LEGAL COSTS

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

VAT

We understand that VAT is not applicable to the rent.

CONTACT

GET IN TOUCH

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