

Unit 5 Enterprise Way |
Maxted Close |
Hemel Hempstead | HP2 7YJ

Industrial Unit To Let | 3,430 Sq.ft



Key features

- 12 on site car parking spaces
- Large forecourt
- Electric surface roller shutter door
- 5.7m eaves height
- 3 phase power
- Two storey office
- Comprehensively refurbished



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Description

Unit 5 Enterprise Way is an end-of-terrace warehouse/industrial unit with a clear eaves height of 5.7m.

The unit features warehouse lighting, three-phase power and an electric surface roller shutter door. The two-storey office space includes a reception area, kitchenette and WC facilities.

The unit benefits from a large forecourt and 12 on site car parking spaces.

The unit has been comprehensively refurbished to provide high quality accommodation, available now.

Location

Hemel Hempstead is situated 25 miles northwest of central London, 6 miles west of St Albans and 8 miles north of Watford.

The town centre lies 1.5 miles east of the Maylands Business Area. Hemel Hempstead mainline train station offers direct access to London Euston, with a journey time of approximately 30 minutes.

The unit is positioned within the Maylands Business Area, just 1.5 miles from Junction 8 of the M1 motorway, with the M1/M25 interchange located a further 3 miles to the south.

Enterprise Way Industrial Estate is accessed via Maxted Close, which connects to Maxted Road, one of the key thoroughfares in Maylands.

Tenure

Available by way of a new lease for terms to be agreed.

Accommodation

Warehouse	2,753 Sq.ft	255.8 Sq.m
Office inc reception	677 Sq.ft	62.9 Sq.m
TOTAL	 3,430 Sq.ft	 318.7 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rent

£69,000 per annum exclusive.

Rates

The VOA website shows an entry in the current Rating List of £39,250. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

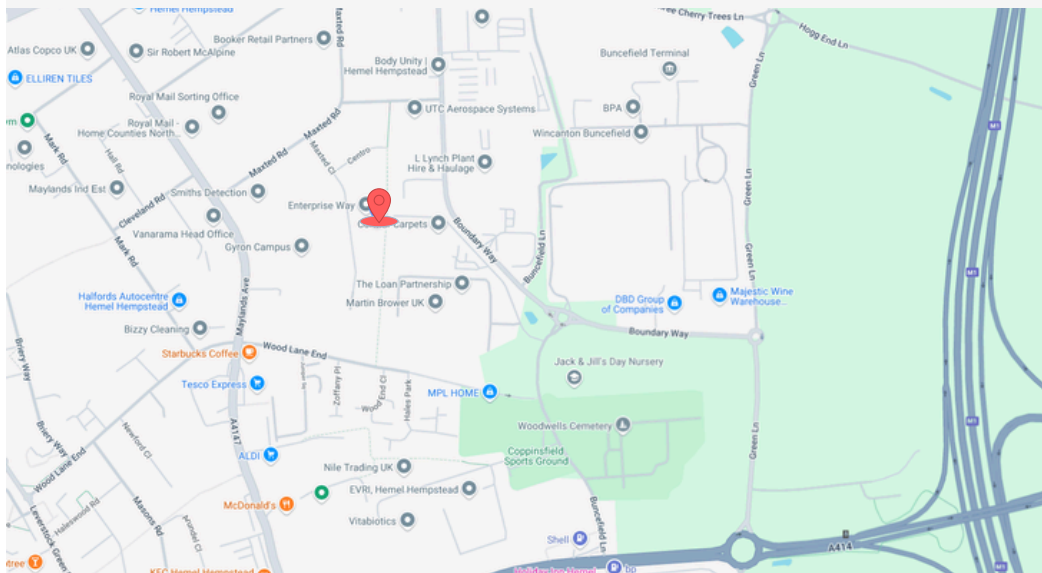
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C72. Details available upon request.

Legal costs

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



For viewings contact

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