

Unit C Juniper Square | Maylands Avenue | Hemel Hempstead | HP2 4GB

Retail Unit | 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 units have the following approximate floor areas:

Unit C | 83.17 Sq.m | 895 Sq.ft

Lease

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

Rent

£20,500 per annum exclusive.

Service charge

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

EPC

Further details available upon request.

Rates

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

Legal costs

Any ingoing tenant is to pay the landlords legal fees incurred in this transaction.



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New Lease
Available

VIEWINGS - Strictly by appointment

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 Buyer/Sellers/Lessee

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