

**UNIT 21**  
**CHANCERYGATE BUSINESS CENTRE**  
**WHITELEAF ROAD**  
**HEMEL HEMPSTEAD**  
HP3 9HD

**bf**

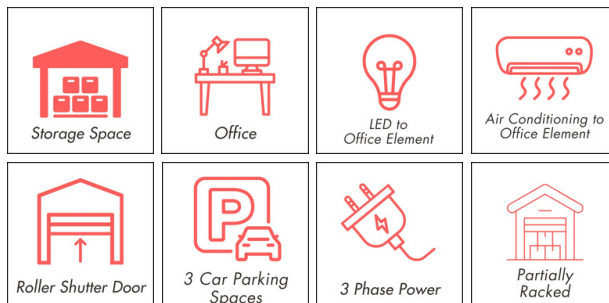
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*Modern Business Unit - To Let - 2,500 Sq.ft*

## KEY DETAILS

- Ground floor workshop with racking
- 6.8m eaves height
- Modern first-floor offices
- Electric roller shutter door
- 3 car parking spaces
- Forecourt loading
- 3 miles to M1 (J8) & 4 miles to M25 (J20)
- 0.5 miles to A41 (Hemel Hempstead) Junction

## AMENITIES



## ACCOMMODATION

Two storey unit with the following measurements:-

	Sq. ft	Sq.m
Ground Floor	1,552	144.27
First Floor	948	88.06
<b>GIA Total</b>	<b>2,500</b>	<b>232.33</b>

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

## DESCRIPTION

The property comprises a small mid-terrace industrial unit of steel frame construction, providing ground floor warehouse/storage space with surface level access via a roller shutter door, together with first floor office accommodation and WC facilities. The first floor offices are modern and fitted with air conditioning throughout, vinyl flooring, perimeter trunking, and LED lighting. The property also benefits from double doors at first floor level, allowing goods or equipment to be lifted directly into the office space.

The unit is served by three-phase power, and there is also the option for installed racking to remain in situ if required.

The maximum clear eaves height is 6.8 meters

The unit has 3 allocated car parking spaces.






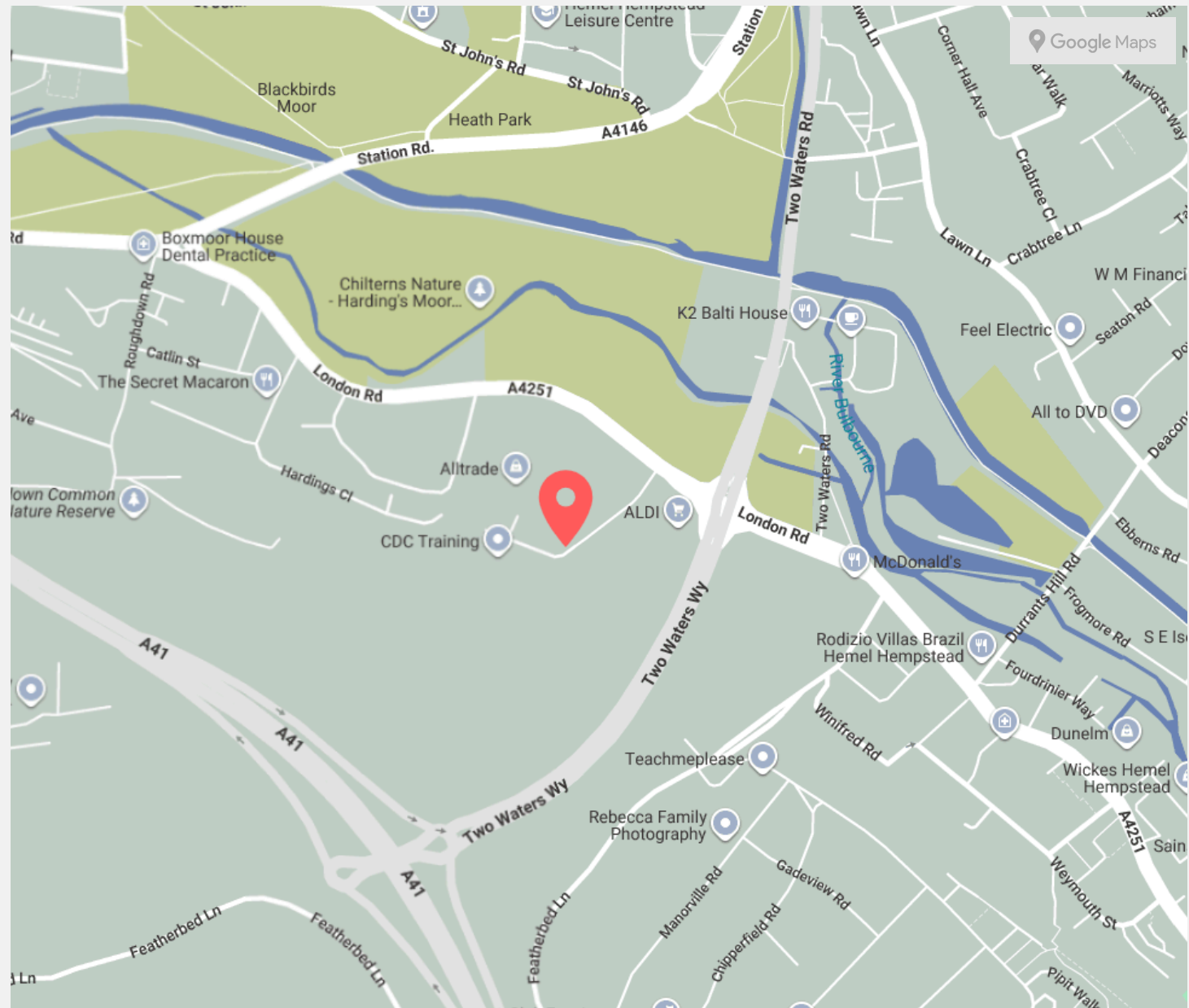
## LOCATION

Chancerygate Business Centre is an established industrial estate conveniently located close to the A41 at Hemel Hempstead, less than 1 mile south of the town centre. The A41 dual carriageway is within 0.5 miles, providing direct access to Junction 20 of the M25, approximately 4 miles away, while Junction 8 of the M1 is around 3 miles distant. Hemel Hempstead mainline station is also within approximately 0.5 miles.

Hemel Hempstead is one of Hertfordshire's principal commercial centres, situated around 25 miles northwest of central London.

## TRANSPORT

-  A41 - 0.5 miles
-  M1 (J8) - 3 miles
-  Hemel Hempstead Railway Station – 0.8



## TERMS

The property is available to let on a new lease, term to be negotiated.

## RENT

£35,000 per annum exclusive.

## EPC

Under reassessment.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £32,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council - 01923 776611.

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

## LEGAL COSTS

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





# CONTACT

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