

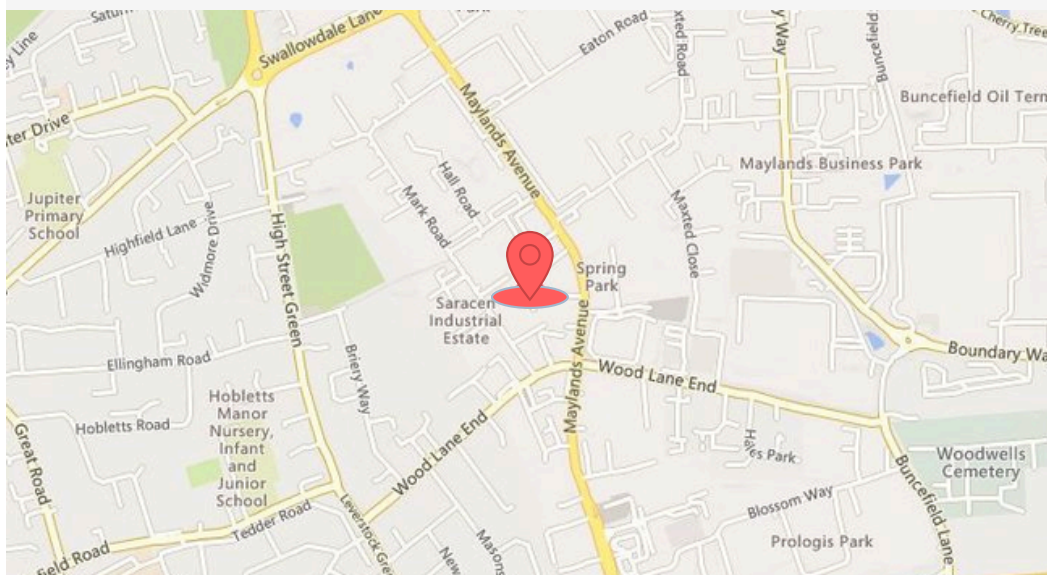
Unit 14 Sovereign Park |
Cleveland Way |
Hemel Hempstead | HP2 7DA

Industrial / Business Unit | For Sale
2,428 Sq.ft



Key features

- Modern industrial unit
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- Suspended ceiling
- Loading door & apron
- 3 car parking spaces
- Low Rateable Value (£14,000 RV)



For viewings contact

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Description

Unit 14 comprises a mid-terraced industrial/business unit comprising of ground-floor warehouse/workshop space and office/storage accommodation on the first floor. The ground floor offers a trade-counter set-up and benefits from an electronically operated roller shutter door and front loading area. The first-floor offers the opportunity for additional storage or office space. The property offers a separate WC on each floor.

The property freehold title includes parking for 3 cars. The vendor also owns an additional two spaces in the rear car park (Mark Road) which would be included in the sale.

Location

Sovereign Park is located in the heart of Maylands Business Park giving it excellent access to Junction 8 of the M1 being approximately 1.5 miles away. The M25 is accessible from the M1 being approximately 4 miles away (Junction 21). It is approached from Maylands Avenue via Cleveland Road and Cleveland Way.

The unit is approximately 2 miles from the town centre where there is access to the A41 dual carriageway. Hemel Hempstead is one of the principal commercial centres of Hertfordshire being approximately 25 miles north-west of Central London.

Price

We are inviting offers of £580,000 for the freehold with vacant possession.

Accommodation

Ground floor		1,214 Sq.ft		112.78 Sq.m
First floor		1,214 Sq.ft		112.78 Sq.m
TOTAL		2,428 Sq.ft		225.53 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £14,000. 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 57C. Details available upon request.

Legal costs

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

VAT

We understand the property is not elected for VAT.