



# UNIT 11 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

**bf.**

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*Modern Industrial Unit - To Let / May Sell - 5,471 Sq.ft (508.26 Sq.m)*

# 11 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Industrial Unit  
**TO LET / MAY SELL**

## KEY DETAILS

- High quality modern warehouse unit
- 8m clear eaves
- First floor air conditioned offices
- High level warehouse lighting
- Gas blower heater
- CCTV
- 12 car parking spaces
- Immediate access to A41 dual carriageway
- M25 (Junction 20) - 5 miles

## AMENITIES



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	428.92	4,617
1 <sup>st</sup> floor offices	79.34	854
<b>TOTAL</b>	<b>508.26</b>	<b>5,471</b>

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

## DESCRIPTION

Unit 11 Bourne End Mills was constructed in 2016 to 2017 and is therefore a modern, high specification unit that is fully fitted. Available for occupation from October 2026.

The property is of steel frame construction with metal clad elevations and roof. It benefits from a generous eaves height of approximately 8 metres and incorporates a single electric loading door measuring approximately 4 metres wide by 5 metres high.

The unit also provides first floor office accommodation, which has been partitioned to create two private offices or meeting rooms, together with a store room and an open plan office area.



Indicative Photo on Vacant Possession



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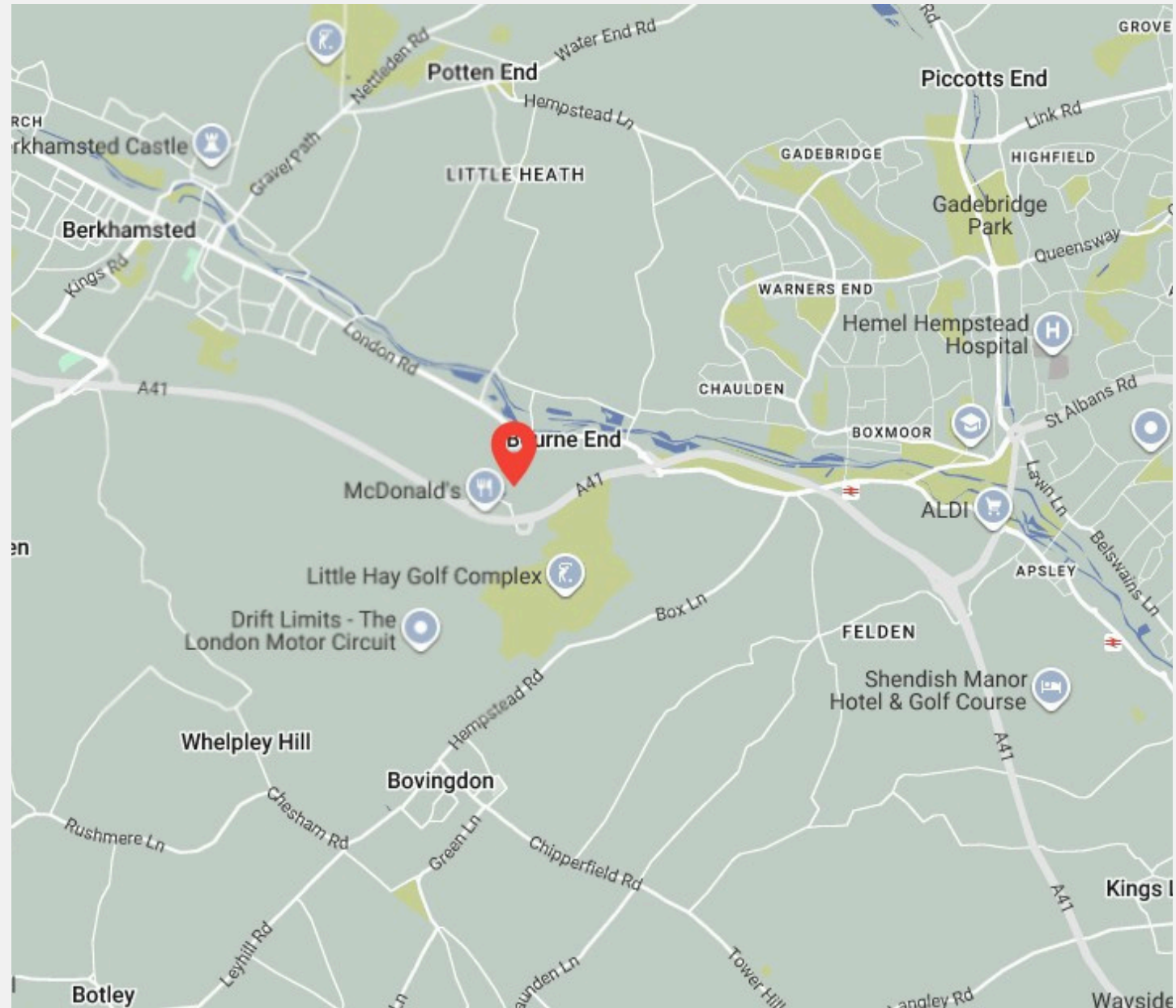
## LOCATION

The Bourne End Mills Industrial Estate is located in Bourne End, approximately 2 miles south-west of Hemel Hempstead town centre where it has direct and unrestricted access onto the A41 dual carriageway. The A41 gives rapid access to Junction 20 of the M25, only 5 miles to the east. Junction 8 of the M1 is approximately 5 miles away.

Other nearby towns including Berkhamsted (3 miles), Chesham (4 miles) and Watford (8 miles).

## TRANSPORT

-  A41 - 0.3 miles
-  M25 (Junction 20) - 5 miles
-  M1 (Junction 8) - 5 miles
-  Hemel Hempstead Train Station - 2.5 miles



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## TENURE

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the freehold can be sold with vacant possession.

## RENT / PRICE

Rent: £95,750 per annum exclusive plus VAT.

Sale: Price on Application.

## BUSINESS RATES

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 A 24. Details available upon request.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH

*Claire Madden*

07540 107824

claire.madden@brasierfreeth.com

*Felix Sharman*

07712 431588

felix.sharman@brasierfreeth.com

*Brasier Freeth LLP*

enquiries@brasierfreeth.com

brasierfreeth.com

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MARCH 2026