

UNIT 1 MAXTED CORNER
MAXTED ROAD
HEMEL HEMPSTEAD

HP2 7DX

bf.

brasierfreeth.com

Industrial / Warehouse Unit (To Be Comprehensively Refurbished) - To Let - 19,554 Sq.ft (1,817 Sq.m)

1 MAXTED CORNER HEMEL HEMPSTEAD

HP2 7DX

KEY DETAILS

- Clear internal height 7.4m
- 1 mile to M1 (J8)
- Full height level access loading door
- Loading area
- New WC's & showers
- 40 car parking spaces
- Three Phase power 277KVA

DESCRIPTION

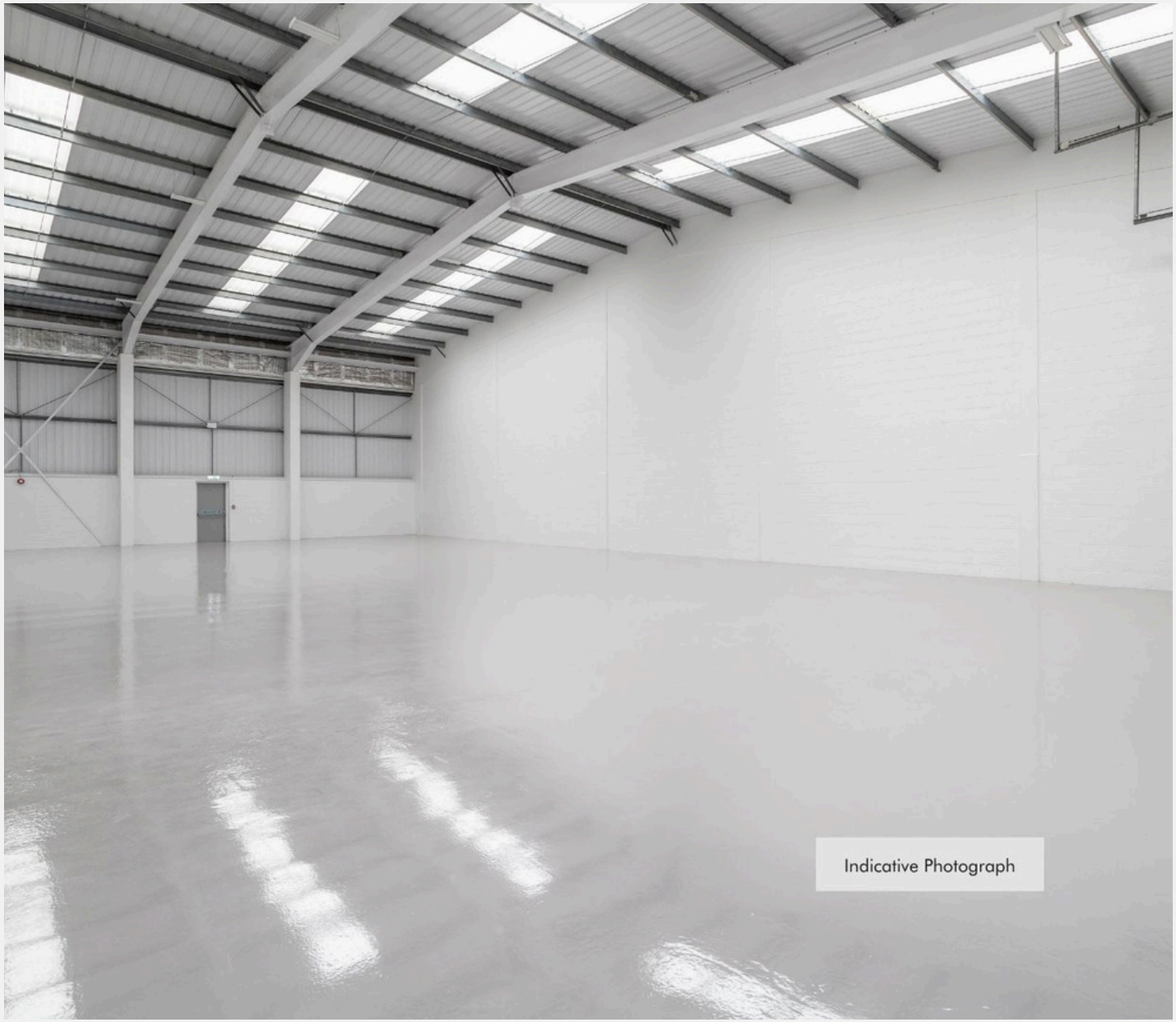
Unit 1 comprises a modern industrial / warehouse premises. The unit benefits from two drive in loading doors with clear internal height of 7.4m. There is an excellent car parking allocation at 40 spaces.

The offices are at first floor level and are to be refurbished to a high standard, including new heating and cooling cassettes, EV charging, refurbished WC's and LED lighting with PIR sensors.

The property is to undergo a comprehensive refurbishment, with a focus on energy efficiency improvements.

AMENITIES





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Warehouse Unit
TO LET

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Warehouse	1,469.30	15,815.50
First floor office	347.30	3,738.30
TOTAL	**1,816.60**	**19,553.80**

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







LOCATION

Maxted Corner is situated at the junction of Maxted Road and Eaton Road within the popular Maylands Business Area of Hemel Hempstead.

Maxted Corner is only 1 mile from Junction 8 of the M1 motorway, from where the strategic junction of the M25 (Junction 21) is only 3 miles to the south.

Hemel Hempstead train station (4 miles) is served by the mainline railway with frequent services to London Euston - fastest journey time being approximately 30 minutes.

TRANSPORT

- Hemel Hempstead Station - 4 miles
- M1 (Junction 8) - 1 miles
- M25 (Junction 21) - 3 miles

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TERMS

Available by way of a new full repairing and insuring lease for a term by negotiation.

RENT

Upon application.

RATES

The VOA website shows an entry in the current Rating List of £337,500. 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.

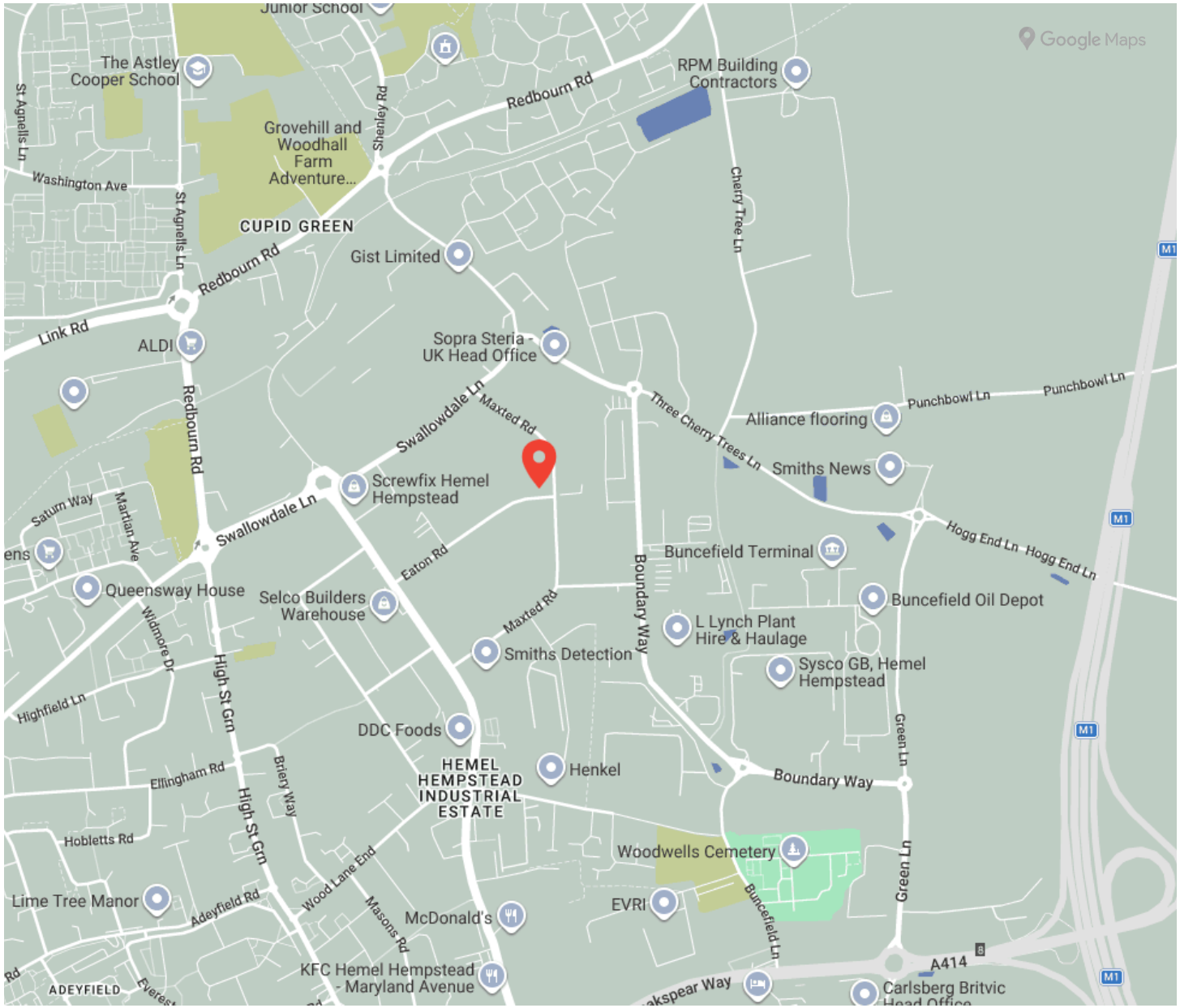
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

Targeting an EPC of B or better

LEGAL COSTS

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



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