

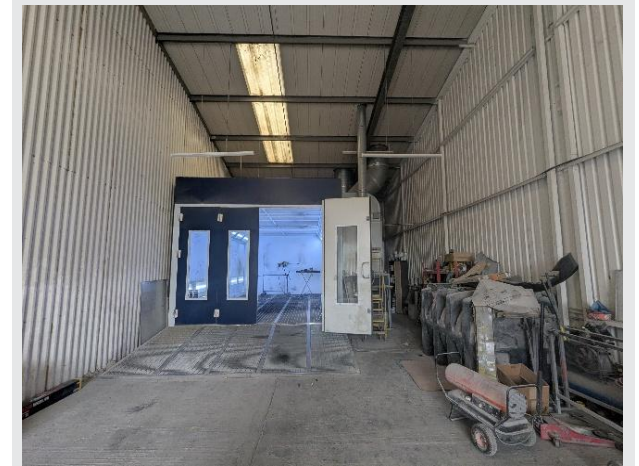
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

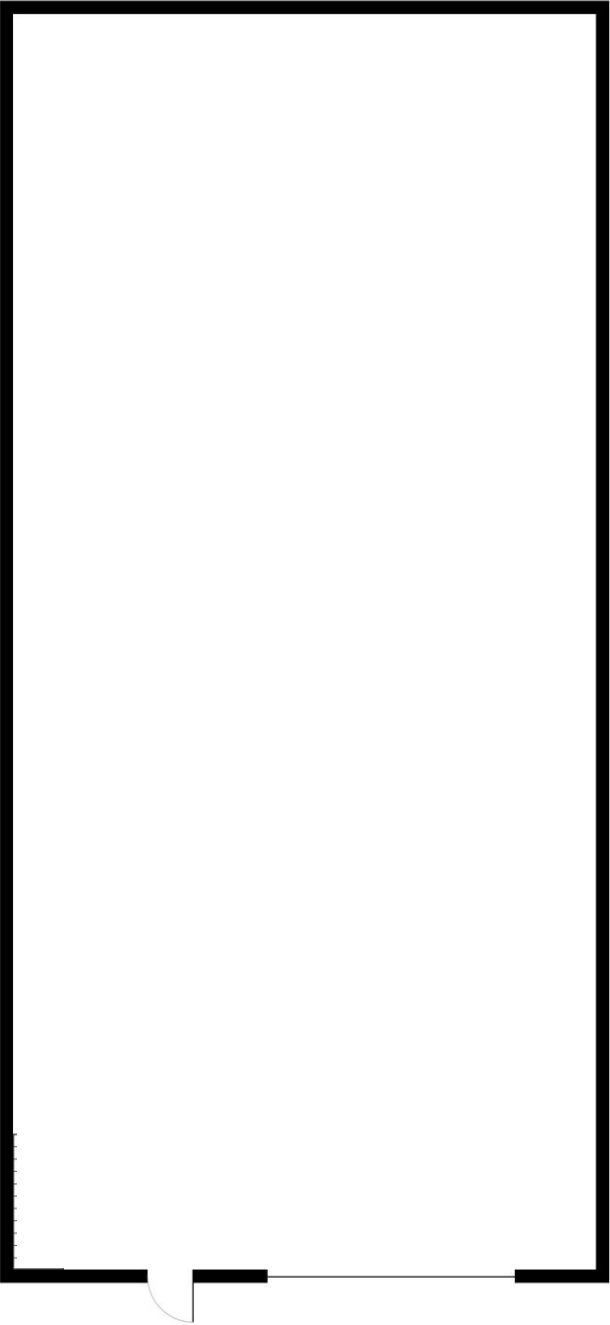
Turn key spray paint unit

Unit 2, Kenwood Industrial Park, Harthall Lane,
Hemel Hempstead, HP3 8SD



ACCOMMODATION

Total 1,612sqft 149.75sqm



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Turn key spray painting booth with high top capability
- ✓ Demised parking area
- ✓ Electric roller shutter
- ✓ Communal W/C facilities

LOCATION

The property is situated off Harthall Lane siting between Watford and Hemel Hempstead with road communications via the A41 and Junction 20 of the M25 giving access to the southeast motorway system. Kings Langley main line station is a short drive away.

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DESCRIPTION

Modern warehouse unit of approximately 1,612sqft. The unit is fully fitted with a Saima spray painting booth with high top capability. The booth is only 5 years old and has been operational throughout. Our client is seeking a tenant within the same sector on a turn key basis.

TERM

A new licence agreement for a term to be agreed.

RENT

£48,000 per annum exclusive.

VAT

We understand that VAT is payable on the rent

RATES

Business rates payable £9,000 – the property is not exempt from small business rates relief.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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