PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Industrial unit with storage mezzanine and large secure yard

1 Paradise, Hemel Hempstead, HP2 4TF



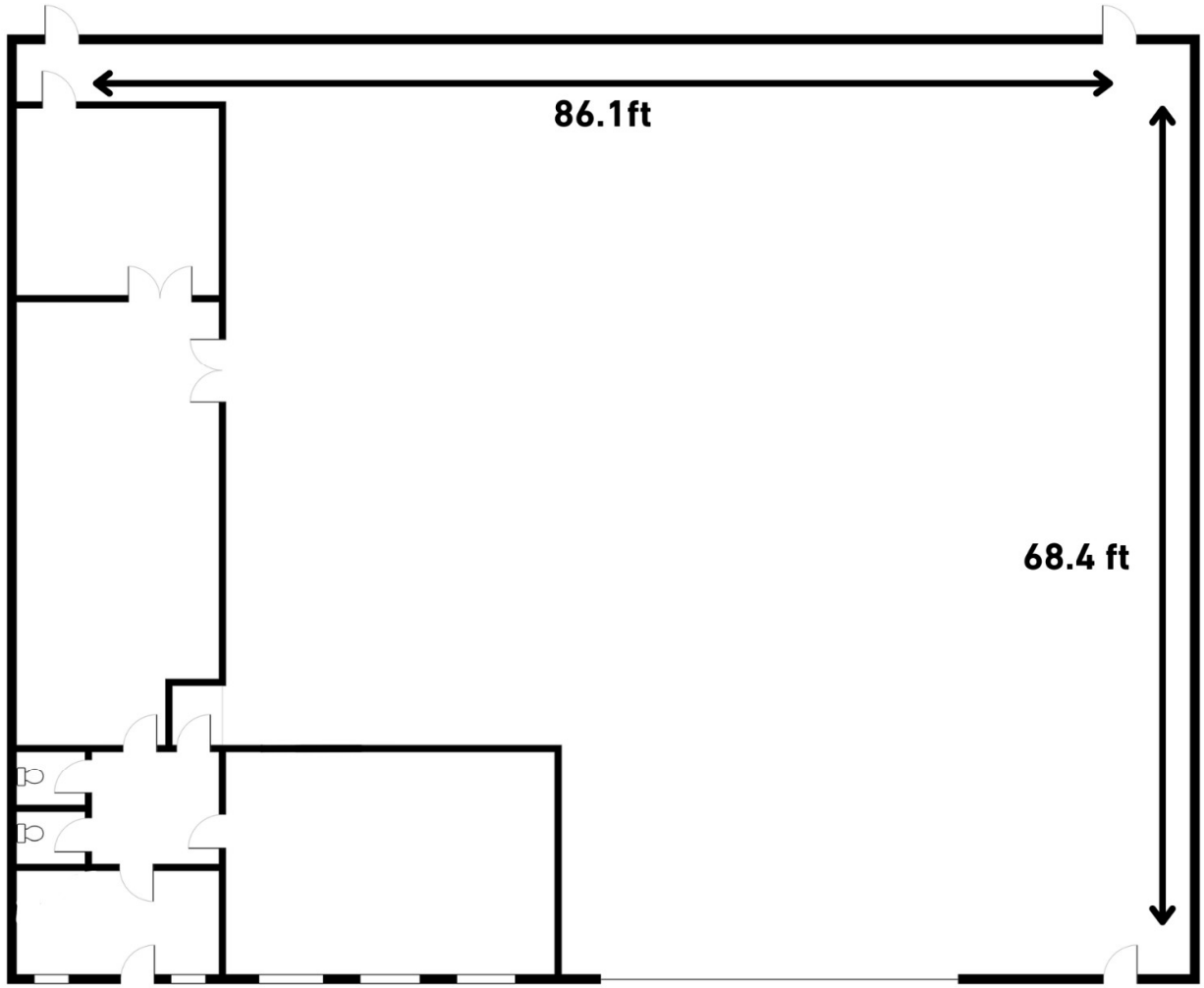




These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

ACCOMMODATION

	Sq ft	Sq m
Warehouse & Offices approx.	5,890	547.19
Mezzanine storage approx.	1,500	139.35
Total:	**7,390**	**686.54**



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

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AMENITIES

- Refurbished detached warehouse/industrial unit
- Air conditioning
- W/C facilities
- 5 minute walk to Hemel Hempstead Town Centre
- Mezzanine storage circa 1,500 sq ft
- Large secure yard

LOCATION

The property is prominently situated on Paradise Industrial Estate, an established commercial location within easy walking distance of Hemel Hempstead town centre and its wide range of retail, leisure and transport amenities.

The unit benefits from excellent connectivity, with Junction 8 of the M1 approximately 3 miles away via the A414, providing convenient access to the national motorway network. The A41 is also within close proximity, offering direct links to the M25 (approximately 5 miles away) as well as Central London and the wider South East.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

This fully refurbished detached unit comprises a warehouse, office accommodation and a mezzanine storage deck. The warehouse and offices extend to approximately 5,890 sq ft with the mezzanine providing an additional circa 1,500 sq ft of storage space above the offices.

The warehouse benefits from a minimum eaves height of approximately 16ft and is easily accessed via a level roller shutter loading door. The property also features excellent natural light, air conditioning and WC facilities.

A standout feature of the property is its enclosed, secure yard which provides excellent security as well as secure parking and external loading space.

TERM

A new lease for a term to be agreed, with appropriate rent reviews.

RENT

£78,000 per annum exclusive.

RATES

Rateable Value: £97,000. **Rates payable: £47,350**. Interested parties should contact Dacourum Borough Council to verify rates payable.

VAT

We understand that VAT is not payable.

EPC

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