

UNIT 1 BOURNE END MILLS HEMEL HEMPSTEAD

HP1 2UJ

Warehouse / Production / HQ - To Let - 32,959 Sq.ft

Adjacent to the A41

Fully Racked & Fitted Unit

5 Minutes from Junction 20 of M25

bf

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KEY DETAILS

- Excellent access to the A41 and J20 M25
- Fully fitted warehouse with racking, offices and workshop areas already in place
- CCTV
- Large break out area
- 50 car parking spaces
- Secure fenced yard
- 2 level access loading doors
- 10m eaves
- Warehouse floor loading capacity - 35KN per m2
- Racking leg load 40KN
- Power supply - 150KVA

AMENITIES



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ACCOMMODATION

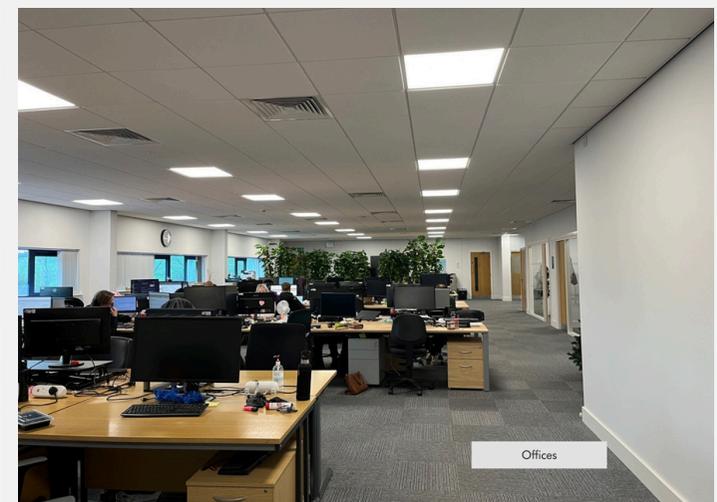
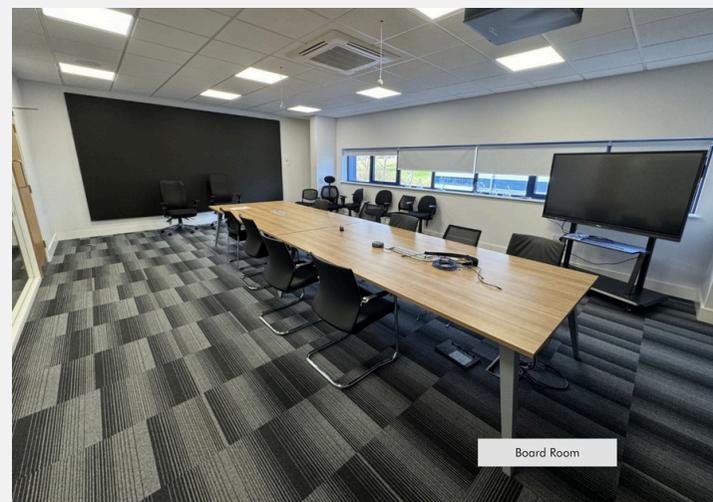
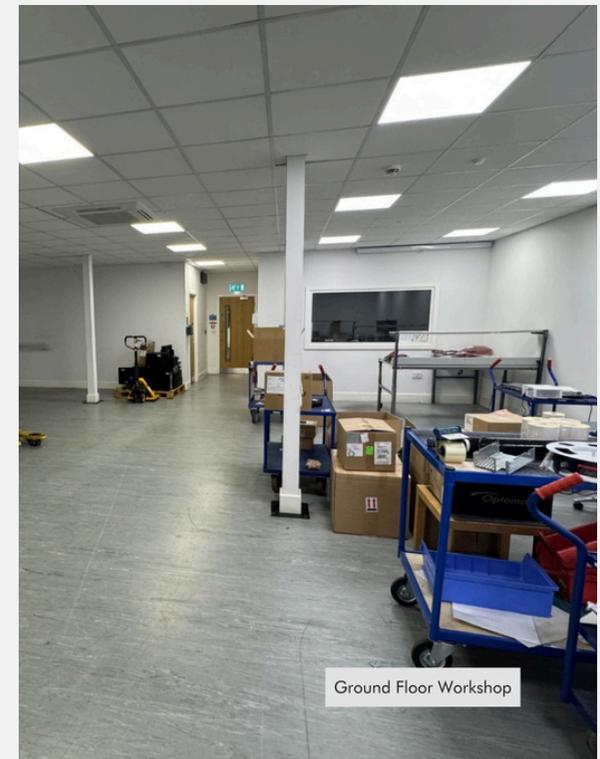
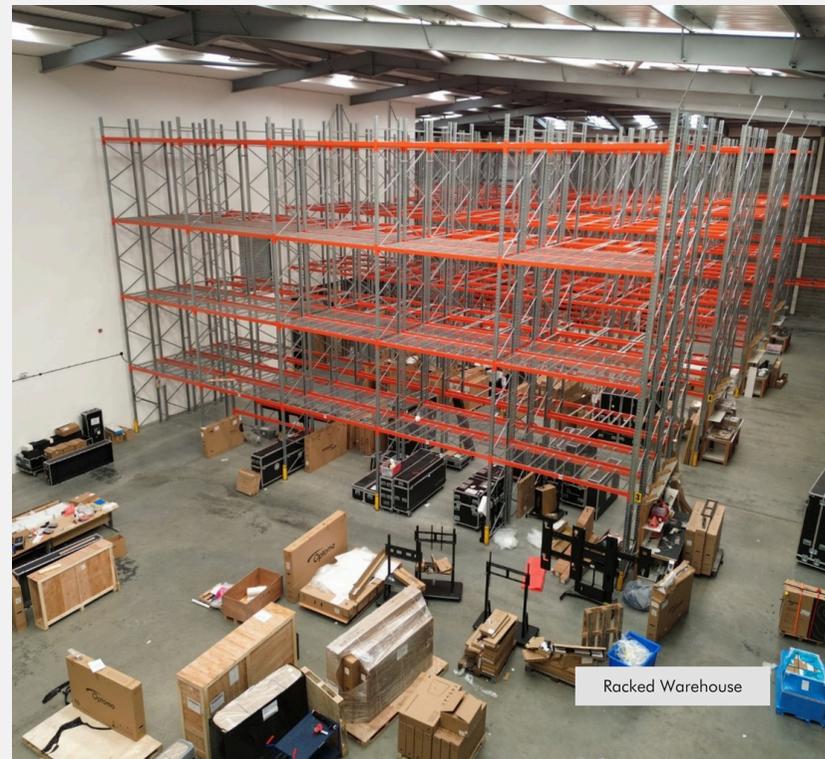
Floor	Size Sq.m	Size Sq.ft
Warehouse	1,559.95	16,791
Ground Floor Office	479.07	5,156
Ground Floor Lab	261.17	2,811
First Floor Office (1)	481.84	5,186
First Floor Office (2)	280.16	3,015
TOTAL	3,062.19	32,959

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

Note: the floor area before tenants alterations was approximately 30,430 Sq.ft GIA.

DESCRIPTION

Unit 1 is a high quality self-contained warehouse/production/HQ building built in 2017. The unit is available fully fitted including offices to the undercroft, workshop space, additional first floor offices and large break out area. The warehouse is fully racked. All existing fit-out has landlord consent and has the potential to remain in place. A copy of the Licence to Alter is available on request.



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LOCATION

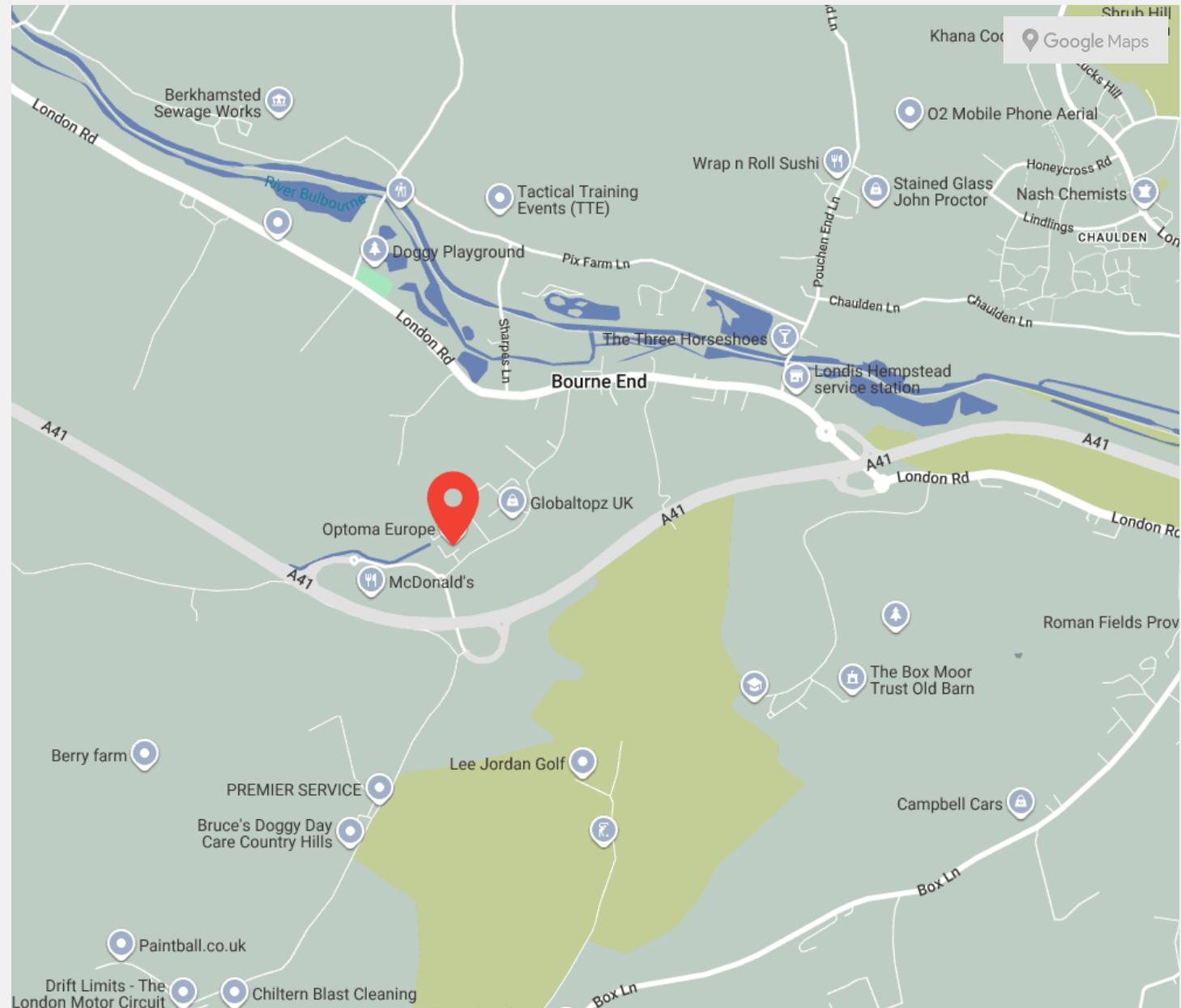
Bourne End Mills Industrial Estate is located 2 miles West of Hemel Hempstead just off the A41 with excellent access to junction 20 M25, Watford and Aylesbury.

The unit is located on Upper Bourne Lane, Bourne End. Local amenities include Premier Inn Hemel Hempstead West, McDonalds and Shell service station.

Further amenity is available a short drive away in Berkhamsted, Bovingdon and Hemel Hempstead.

TRANSPORT

-  M25 (J20) - 13.2 miles
-  M40 (J1A) - 28 miles
-  M1 (J8) - 6.2 miles
-  Hemel Hempstead Railway - 1.6 miles
-  Local bus service to Bourne End



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TERMS

The unit is available by way of assignment of the existing lease, which runs until 20 April 2027, at a passing rent of £420,000 per annum plus VAT. Alternatively the landlord is willing to enter a surrender and re-grant negotiation on terms to be agreed.

SERVICE CHARGE

An estate service charge is payable. Further details on application.

EPC

The property has an EPC rating of A 21. Details available upon request. .

BUSINESS RATES

The Rateable value from April 2026 is £430,000. Further information is available from 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.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

JULY 2025

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