

# 1 SOVEREIGN PARK HEMEL HEMPSTEAD

HP2 7DA

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Two Storey Business Unit - To Let / For Sale - 5,744 sq ft

# 1 SOVEREIGN PARK HEMEL HEMPSTEAD

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Business Unit  
**TO LET**

## KEY DETAILS

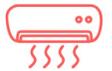
- 1.5 miles from M1 (J8)
- 20 parking spaces
- LED lighting
- Carpeted
- 3m wide roller shutter
- Air conditioning

## DESCRIPTION

A modern, end of terrace business unit arranged over two floors. The ground floor provides a versatile open space suitable for storage or production, complete with a loading door for easy access and large kitchen space. The first floor comprises an open plan area, separate offices, a further kitchenette and male and female toilets.

Externally, the unit benefits from 20 allocated car parking spaces within an independently fenced area.

## AMENITIES

 Roller Shutter Door	 LED Lighting	 Air Conditioning	 Kitchen
 WCs	 20 Car Parking Spaces	 Secure Site	 Storage Space



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	268.20	2,887
1 <sup>st</sup> floor office	268.20	2,887
<b>TOTAL</b>	<b>536.40</b>	<b>5,774</b>

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

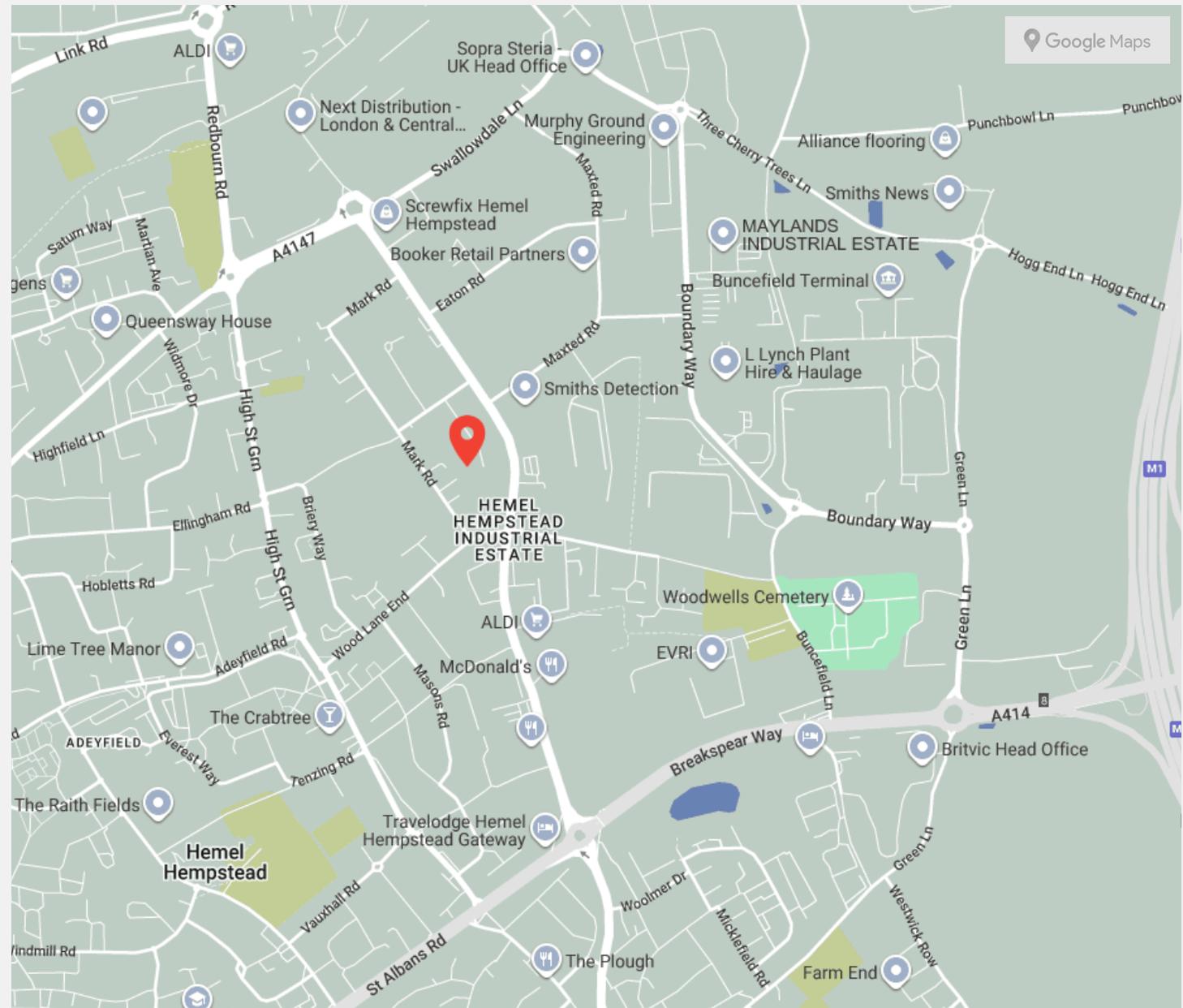
## LOCATION

Sovereign Park comprises 16 industrial/high tech units a short distance from Maylands Avenue, the principal estate road for Maylands Business Area. The unit is approximately 1.5 miles from Junction 8 of the M1 motorway where the M25 is only 3 miles to the south.

The Maylands Business Area is located approximately 2 miles north of Hemel Hempstead town centre where there is access to the A41 dual carriageway and Hemel Hempstead mainline station (London to Euston 30 minutes).

## TRANSPORT

-  M1 (Junction 8) - 1.5 miles
-  M25 - 3 miles
-  Hemel Hempstead Station - 3.5 miles



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## TERMS / TENURE

The property is available either to let on a new full repairing and insuring lease, with terms to be agreed, or alternatively, the freehold can be sold with vacant possession.

## RENT / PRICE

£80,000 per annum exclusive.  
£1,200,000.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £85,500. 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

The property has an EPC rating of D 82. Details available upon request.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH

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