



# UNIT 1 BOURNE END MILLS

HEMEL HEMPSTEAD / HP1 2UJ

ADJACENT TO THE A41



**Warehouse / Production / HQ facility To Let 32,959 sq ft (3,062 sq m)**



Excellent access to the A41 and M25 (J20)



CCTV



2 level access doors



Warehouse floor loading capacity - 35KN per m<sup>2</sup>



Power supply - 150KVA



Fully fitted warehouse with racking, offices and workshop areas



10m eaves



50 car parking spaces



Secure fenced yard



# Premium Fit. Instant Impact.

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.



DESCRIPTION	SQ M	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
<b>TOTAL</b>	<b>3,062.19</b>	<b>32,959</b>

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

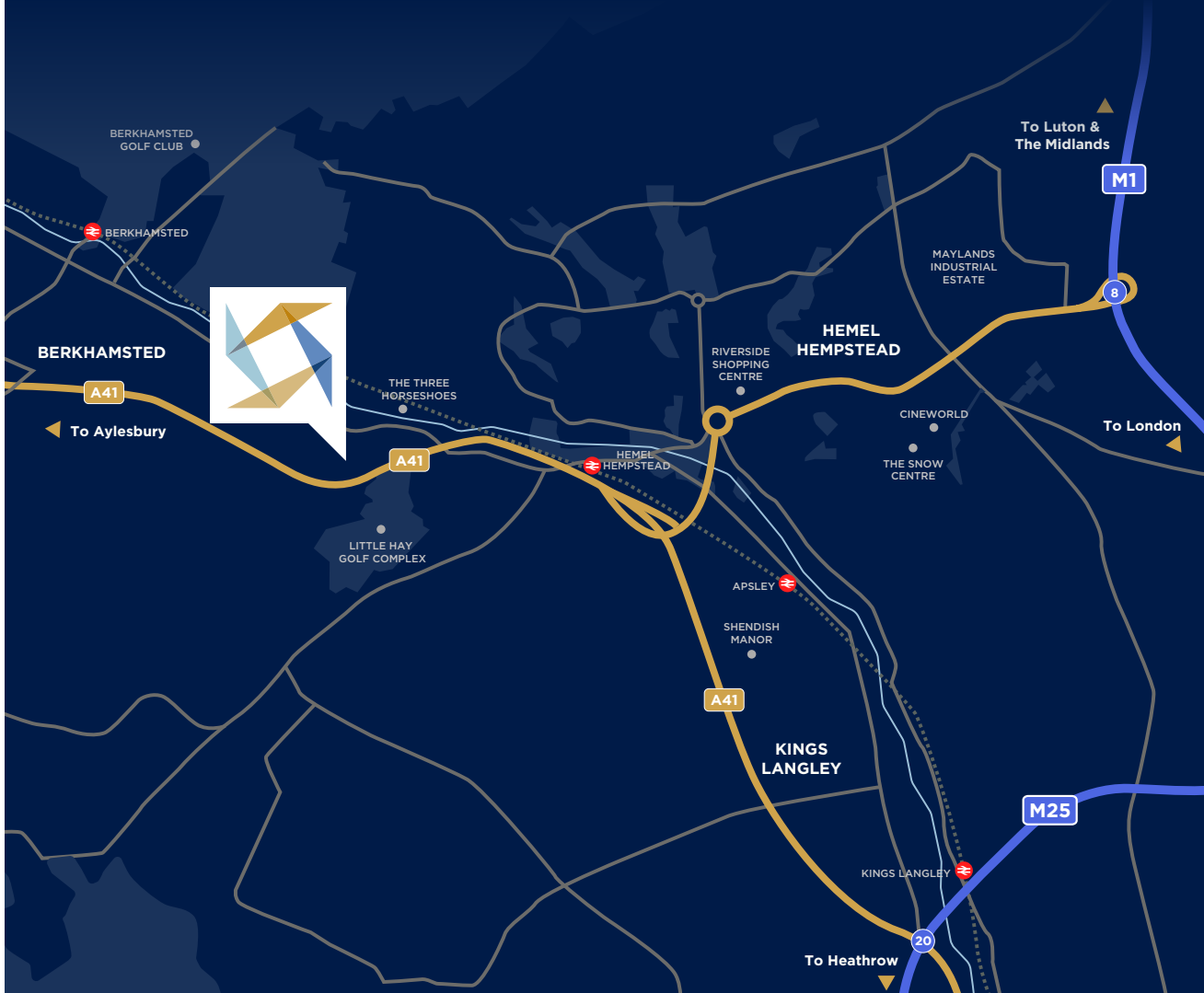
Note: the floor area before tenants alterations was approximately 30,430 sq ft GIA.

# Perfectly Placed.

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.



Hemel Hempstead Rail Station 3 miles

Hemel Hempstead Town Centre 4 miles

Berkhamsted 4 miles

M1 Junction 8 6 miles

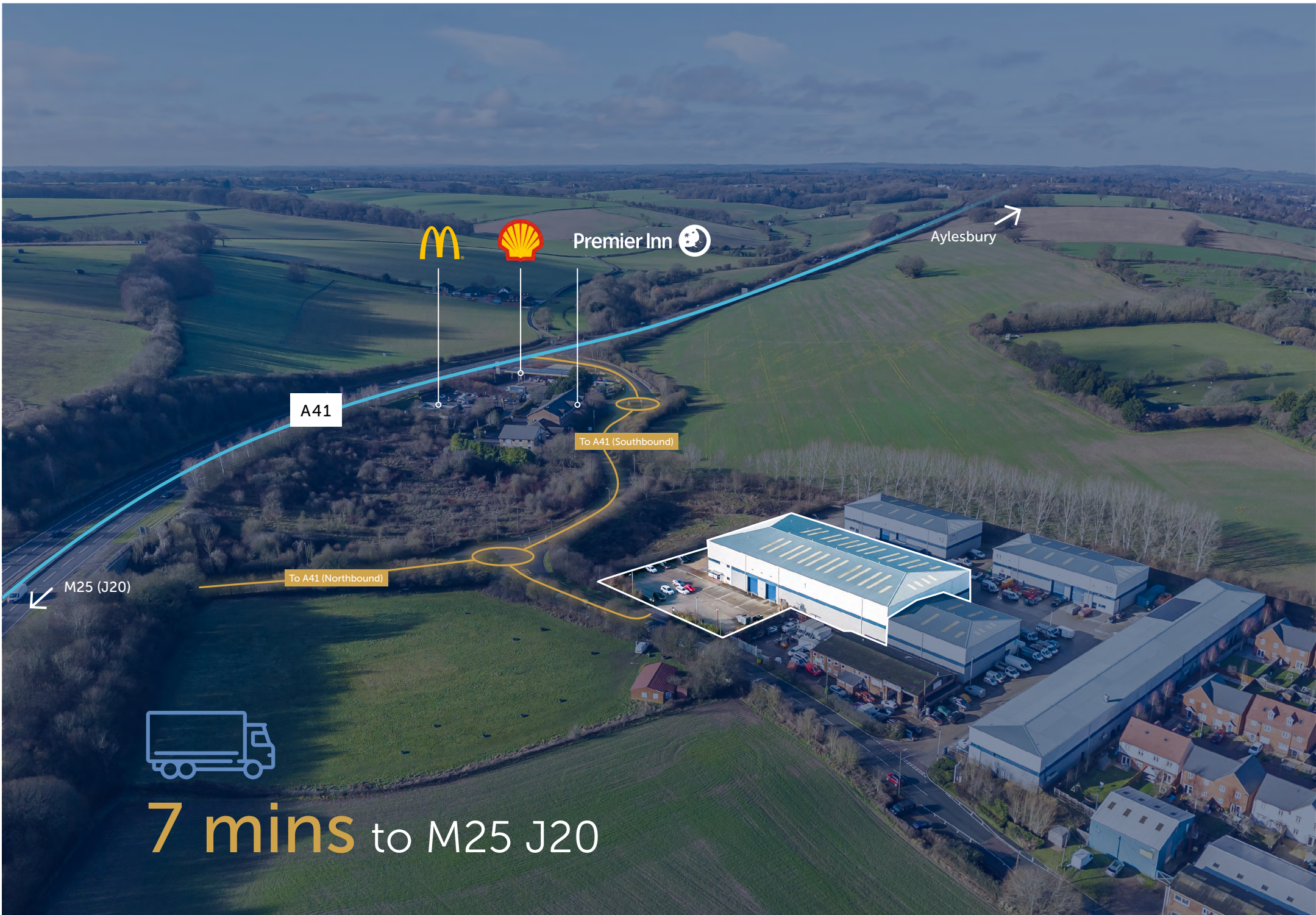
M25 Junction 20 6 miles

Source: Google Maps

POSTCODE: HP1 2UJ

GOOGLE MAPS: [CLICK HERE](#)

WHAT3WORDS: [///candle.ruler.places](#)



Premier Inn 

Aylesbury 

A41

To A41 (Southbound)

To A41 (Northbound)

M25 (J20)



**7 mins** to M25 J20



## 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.

## 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.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.



For viewing and further information, please contact the sole agents:

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