



**2 HALL ROAD  
MAYLANDS WOOD  
HEMEL HEMPSTEAD**

HP2 7BH

**bf.**

brasierfreeth.com

*Industrial/Warehouse Unit - To Let - 6,650 Sq.ft (618 Sq.m)*

# 2 HALL ROAD HEMEL HEMPSTEAD

HP2 7BH

Industrial/Warehouse Unit

TO LET

## KEY DETAILS

- Comprehensively refurbished
- Modern industrial unit
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- Maximum 6m clear eaves height
- Larger roller shutter loading door
- 18 allocated parking spaces

## DESCRIPTION

Mid-terrace steel portal frame unit with brick and steel cladding. Eaves height of 6m, rising to 7.1m at the ridge.

Includes two storey office, single level warehouse, entrance area and WCs.

Features full height loading door and 18 allocated parking spaces.

The unit has been fully refurbished with a focus on energy efficiency.

## AMENITIES



Warehouse



Eaves Height - 6m



Roller Shutter Door



Office



18 Car Parking Spaces



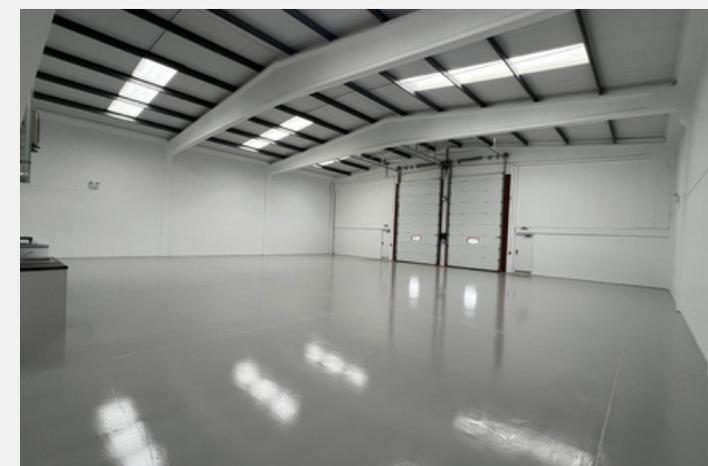
WCs



Motorway Access



Excellent Transport Links



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	489.7	5,271
First floor	128.1	1,379
<b>TOTAL</b>	<b>617.8</b>	<b>6,650</b>

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

## LOCATION

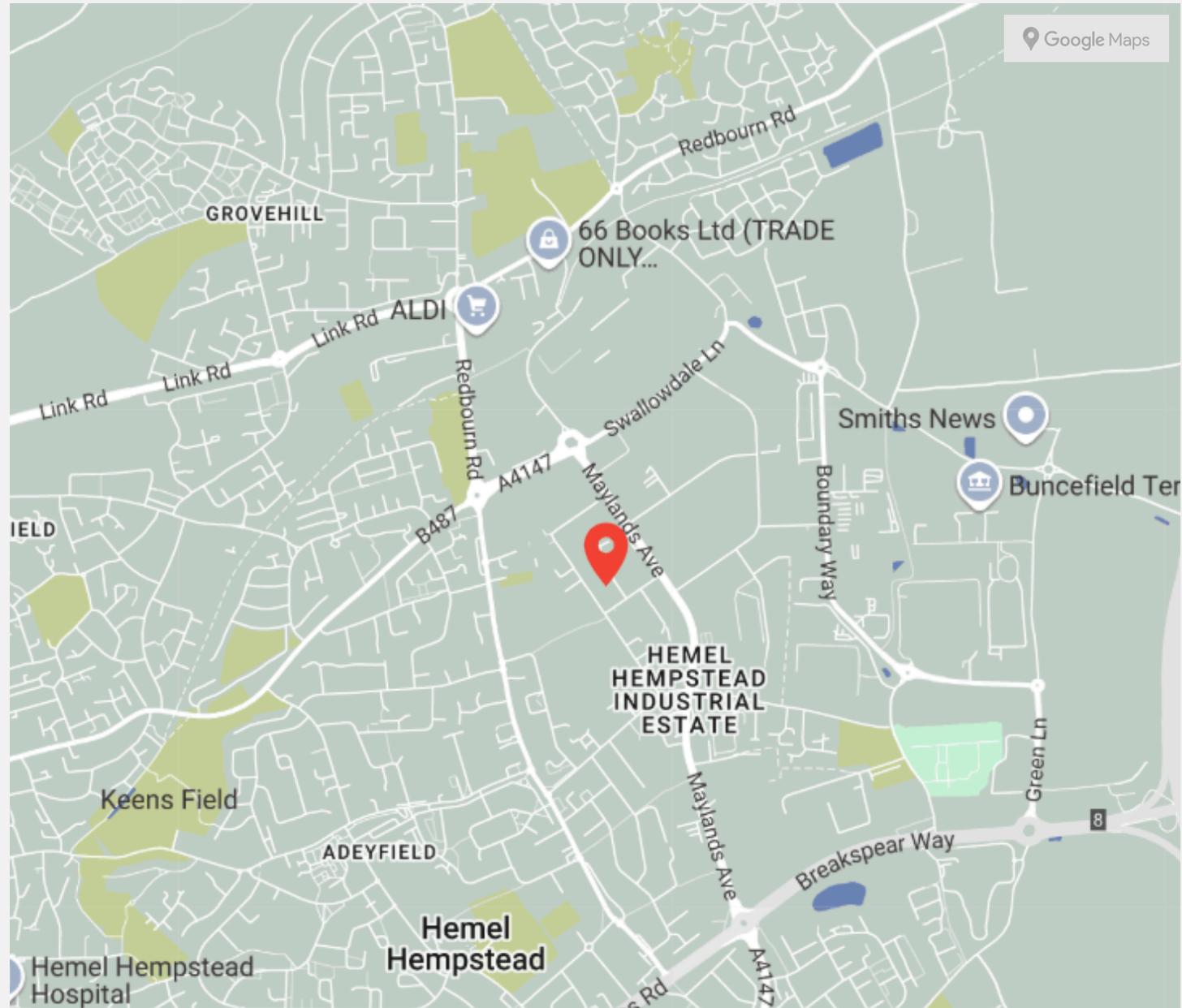
Hall Road is a cul-de-sac in the heart of Maylands Industrial Estate, Maylands Wood is accessed via Cleveland Road from Mark Road or Maylands Avenue.

The estate is very accessible to London being only 1.5 miles from Junction 8 of the M1 motorway from where the strategic junction with the M25 is only 3 miles further to the south.

Hemel Hempstead town centre is approximately 2.5 miles away whilst the mainline station and A41 dual carriageway is approximately 3 miles distant.

## TRANSPORT

- 🚉 Hemel Hempstead Station - 3 miles
- 🛣️ M1 (Junction 8) - 1.5 miles
- 🛣️ M25 - (Junction 21) - 3 miles



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## TERMS

The property will be offered on a new full repairing and insuring lease on terms to be agreed.

## RENT

Upon application.

## RATES

The VOA website shows an entry in the current Rating List of £96,500. 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 B 34. 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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