

# UNIT 14 SOVEREIGN PARK HEMEL HEMPSTEAD

HP2 7DA

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Industrial / Business Unit  
**FOR SALE**

## KEY DETAILS

- Modern industrial unit
- M1 (J8) - 1.5 miles
- M25 (J21) - 4.5 miles
- Suspended ceiling
- Loading door and apron
- 3 parking spaces

## DESCRIPTION

Unit 14 comprises a mid-terraced industrial/business unit comprising of ground floor warehouse/workshop space and office/storage accommodation on the first floor. The ground floor offers a trade counter set-up and benefits from an electronically operated roller shutter door and front loading area. The first floor offers the opportunity for additional storage or office space. The property offers a separate WC on each floor.

The property freehold title includes parking for 3 cars. The vendor also owns an additional two spaces in the rear car park (Mark Road) which would be included in the sale.

## AMENITIES



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## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	112.78	1,214
First floor	112.78	1,214
<b>TOTAL</b>	<b>225.56</b>	<b>2,428</b>

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

## LOCATION

Sovereign Park is located in the heart of Maylands Business Park giving it excellent access to Junction 8 of the M1 being approximately 1.5 miles away. The M25 is accessible from the M1 being approximately 4 miles away (Junction 21). It is approached from Maylands Avenue via Cleveland Road and Cleveland Way.

The unit is approximately 2 miles from the town centre where there is access to the A41 dual carriageway. Hemel Hempstead is one of the principal commercial centres of Hertfordshire being approximately 25 miles north-west of Central London.

## TRANSPORT



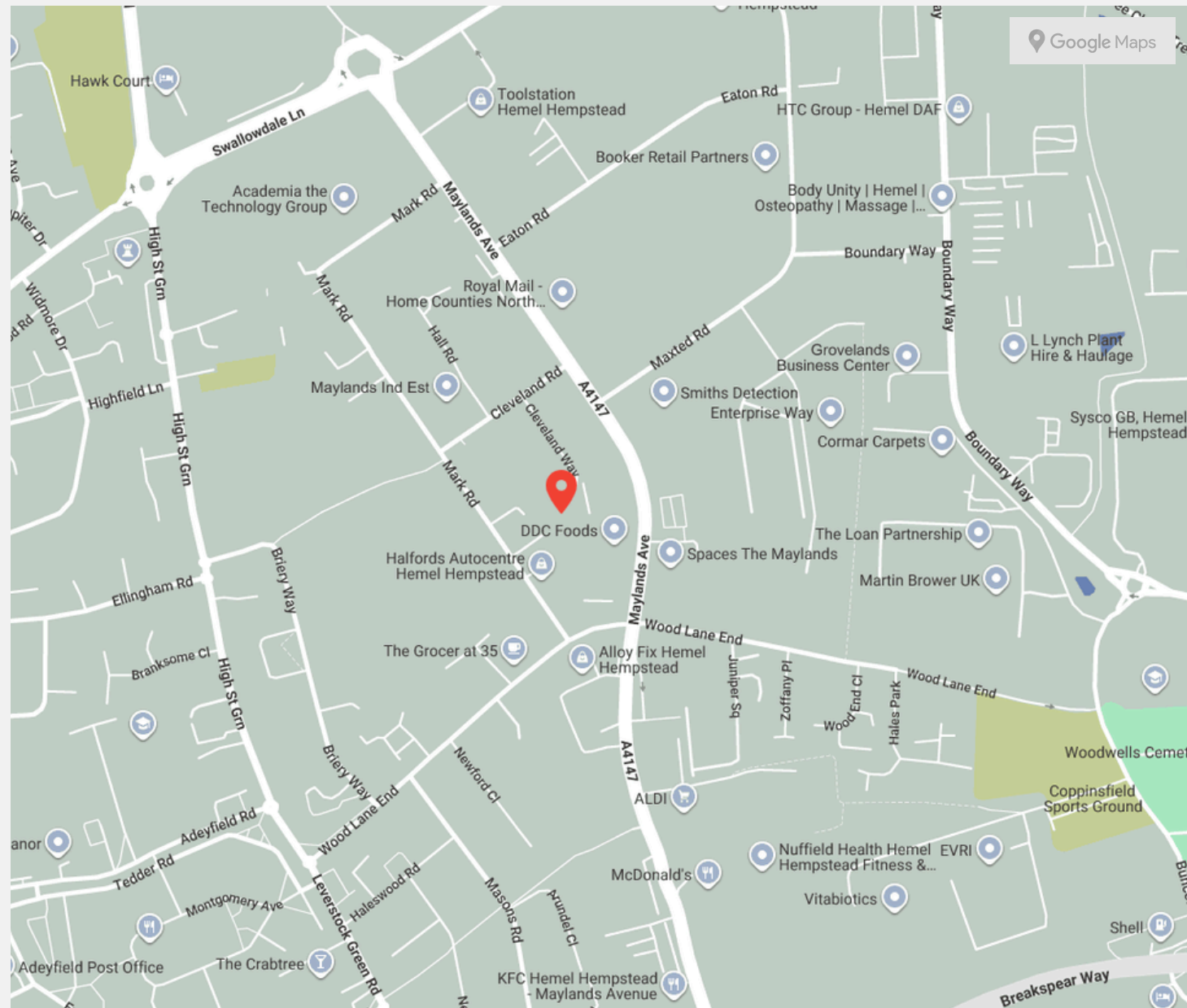
M1 Junction 8 - 1.5 miles



M25 Junction 21 - 4.5 miles



Hemel Hempstead Train Station - 3.5 miles



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## PRICE

Seeking offers in the region of £550,000 for the freehold with vacant possession.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £36,250. 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 C 57. Details available upon request.

## LEGAL COSTS

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

## VAT

We understand the property is not elected for VAT.

# CONTACT

GET IN TOUCH

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