

**UNIT 5
CHEVRON
INDUSTRIAL
ESTATE**

HEMEL HEMPSTEAD, HP2 7UB

**TO LET
NEWLY REFURBISHED**



**11,168 SQ FT (1,037.54 SQ M)
MODERN INDUSTRIAL WAREHOUSE UNIT**

DESCRIPTION

Unit 5 is an end-of-terrace unit forming part of wider established industrial estate. The unit is constructed of steel portal frame with profiled cladding externally upon part brick/ blockwork and a pitched roof. The warehouse benefits from a clear height of 7m and one level-access loading door. There is first floor office space and a spacious reception area. Externally the unit benefits from a generous yard and large parking area.

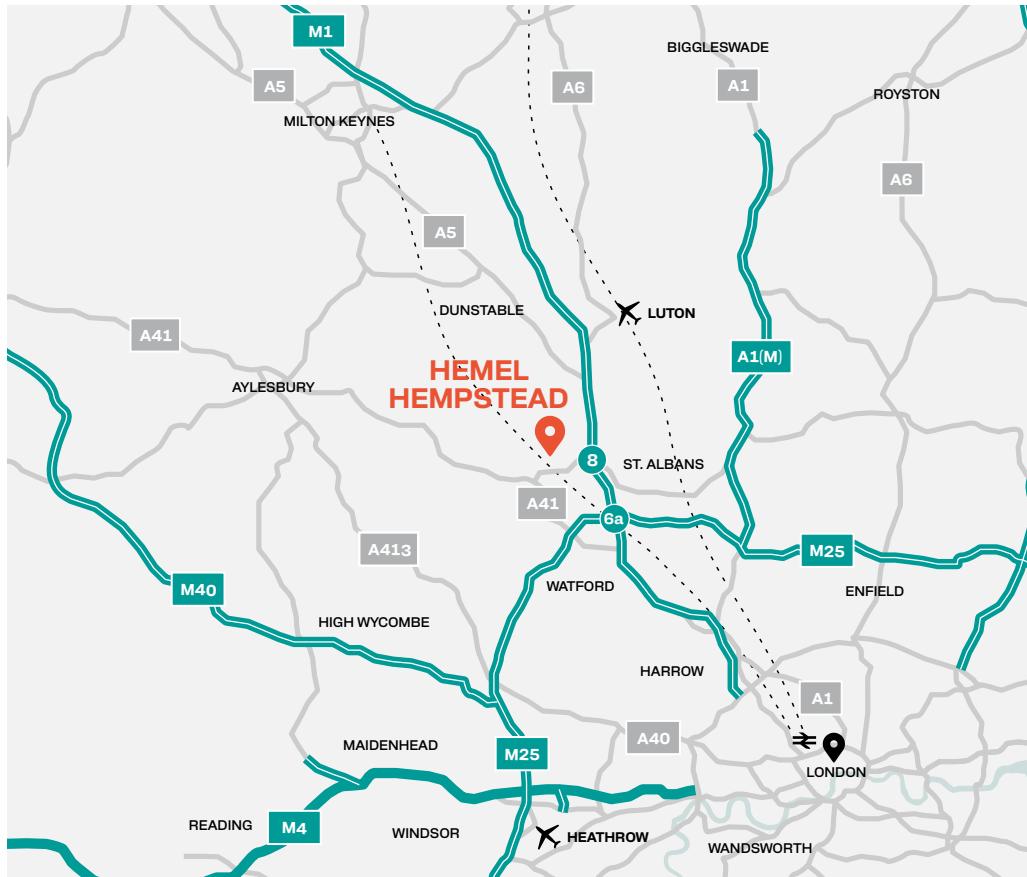
ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	9,765	907.20
First floor	1,403	130.34
TOTAL	11,168	1,037.54

Measured on a GEA (Gross External Area) basis.





LOCATION

Hemel Hempstead is located in Hertfordshire, about 24 miles northwest of central London. It lies within the commuter belt, offering easy access to the capital via road and rail. The town benefits from strong transport links, including the M1 motorway and a direct train line to London Euston.

The property is located on Eaton Road, in the heart of the Hemel Hempstead industrial area, approximately 2.0 miles from the M1. The M1 provides quick access to the M25 and A41 dual carriageway linking to the A1.

Local occupiers include Honeywell, Robert Dyas and Royal Mail.



KEY

M1 Junction 8	1.5 miles
Hemel Hempstead Town Centre	3 miles
M25 Junction 21a	3 miles
Watford	9 miles
Central London	25 miles
Milton Keynes	28 miles

Source: Google Maps

1. Starbucks	6. Nuffield Health
2. Tesco Express	7. Costa
3. Greggs	8. KFC
4. Aldi	9. Travelodge
5. McDonald's	10. Holiday Inn





RATEABLE VALUE

The current Rateable Value is £83,500. Please note this is not the Rates Payable. Interest parties are advised to make their own enquiries of Dacorum Borough Council.

VAT

VAT will be payable where applicable

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

Property subject to a service charge. Further details available upon request.

EPC

To be assessed.

VIEWINGS

For further information, or to arrange a viewing please contact the agents.



James Saxby

M: 07801 667692
james.saxby@jll.com

Katy Kenealy

M: 07892 704393
katy.kenealy@jll.com