



Hillier Garden Centre, Leighton Buzzard Road, Hemel Hempstead, HP1 3BA

RARE OPEN STORAGE OPPORTUNITY – FOR SALE (MAY LET)

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Executive Summary

- Rare Freehold opportunity in a strategic location
- 2.18 acres
- Freehold preferred, leasehold considered
- Former garden centre with consent for B8 uses
- 4.5 miles from Junction 8 of the M1



4 HILLIER GARDEN CENTRE, LEIGHTON BUZZARD ROAD, HEMEL HEMPSTEAD, HP1 3BA

THE LOCATION

The site is located on the outskirts of Hemel Hempstead, only 4.5 miles from Junction 8 of the M1. The site is strategically located to access both the northbound and southbound junctions of the M1 and also the A41 connecting to Aylesbury.

DISTANCE

ROUTE	DISTANCE (MILES)
Junction 8 M1	4.5
Watford	9.8
Aylesbury	20
Junction 20 M25	6

DESCRIPTION

The site comprises an operational garden centre with planning permission for use for B8. The site is rectangular in shape and comprises a secure and fenced compound with concrete/tarmac surfacing throughout.

SITE AREA

2.18 acres/0.88 hectares.

TERMS

The site is available Freehold. The Landlord may consider letting.

SALES PROCESS

Sale will be on an unconditional basis.

VAT

We understand the property is not elected for VAT.

VIEWING

Viewings strictly available by arrangement only via the joint agents.

SERVICES

The site is serviced with all main utilities, none of which has been tested.



Contacts

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