



## Modern Warehouse To Let in Hemel Hempstead

### **Unit 10 Chancerygate Business Centre**

Whiteleaf Road, Hemel Hempstead,  
HP3 9HD

Light Industrial, Warehouse

# TO LET

**3,385 sq ft**

(314.48 sq m)

- 7.74 max eaves
- Electric roller shutter
- Electrical heating to offices
- Mezzanine floor storage, kitchenette and WC facilities
- 4 parking spaces
- 0.5 miles to A41

# Unit 10 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead, HP3 9HD

## Summary

Available Size	3,385 sq ft
Rent	£45,000 per annum
Rates Payable	£25,920 per annum Estimated 2026/27
Rateable Value	£54,000
Service Charge	£2,000 per annum
VAT	Applicable
EPC Rating	D (91)

## Description

An end of terrace warehouse unit built in 2007 with first floor offices and four allocated car parking spaces.

A mezzanine has been installed adding additional storage.

## Location

The property is situated on the southwest side of Hemel Hempstead within approximately 150 metres of the A4251 close to the Aldi store.

The A41 is within 0.5 miles giving direct access to Junction 20 of the M25 (approximately 3.7 miles).

Junction 8 of the M1 is within 3.2 miles.

## Accommodation

The accommodation comprises the following Gross Internal areas:

Name	sq ft	sq m
Ground - Warehouse	2,091	194.26
1st - Office	684	63.55
Mezzanine	610	56.67
<b>Total</b>	<b>3,385</b>	<b>314.48</b>

## Terms

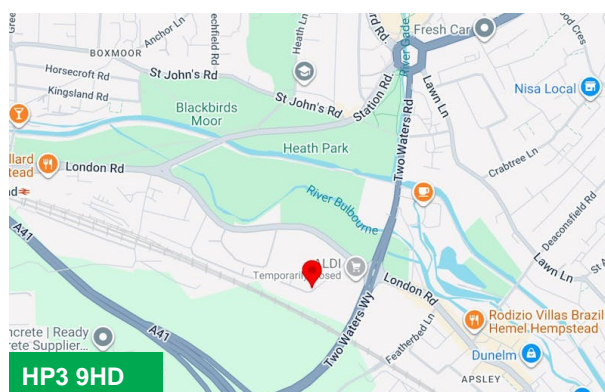
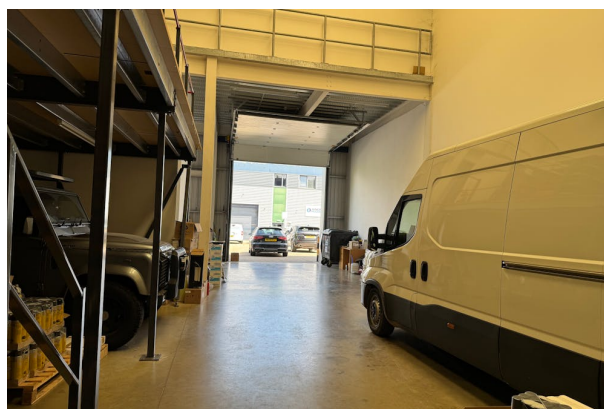
The property is available on a new full repairing and insuring lease for a term to be agreed.

## VAT

The property is VAT registered and therefore VAT will be charged on the rent and estate charge.

## Viewings

Strictly by appointment via sole agents.



## Viewing & Further Information

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### Harrison Hobbs

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