

54 DUXONS TURN

Hemel Hempstead, HP2 4SB

FOREST REAL ESTATE INCORPORATING Smiddy & Co

Freehold for Sale. Warehouse office and yard.

0.30 ACRES

Summary

Available Size	0.30 Acres
Price	Offers in the region of £920,000
Rates Payable	£4.06 Per sq ft
Rateable Value	£23,750
VAT	Not applicable
EPC Rating	Upon Enquiry

Key Features

- 9,917 sq ft secure yard
- 1.3 miles Junction 8 of M1
- 4.7 miles of 21a M25

Description

Single storey warehouse and office totaling 2,917 sq ft with the benefit of a secure yard of 9,917 sq ft (site area approx. 0.3 acres).

The property currently has the benefit of 10 goods vehicle operating licences.

Subject to planning there is the potential to construct additional industrial / storage space in the yard.

Location

The property is situated in Duxons Turn on the Maylands Industrial Estate within 1.3 miles of J8 of the M1 Motorway and thereby to J21a of the M25 (approx. 4.7 miles). Hemel Hempstead Town Centre is approx. 1.2 miles and Hemel Hempstead Mainline Station (approx. 3 miles) provides fast and regular rail services to London Euston, Birmingham & the North.

The Wood Lane public car park is situated directly in front of the property.

Terms

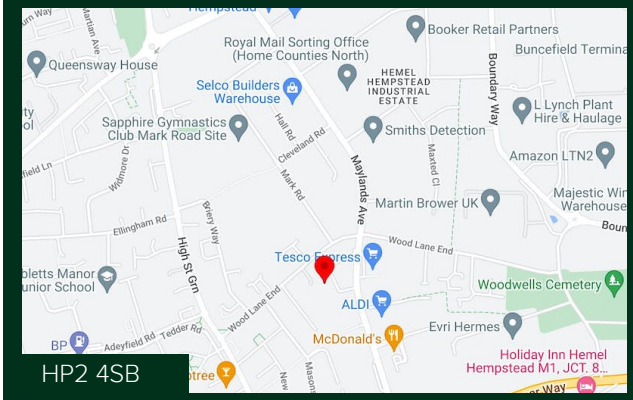
Tenure: The property is for sale freehold.

Price: Offers in the region of £920,000. No VAT
NB Interested parties are invited to submit their written proposals by 12:00pm on Thursday 10th November.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit. - Single Storey	2,022	187.85	Available
Unit. - Single storey office	895	83.15	Available
Outdoor - Yard	9,917	921.32	Available
Total	**12,834**	**1,192.32**	







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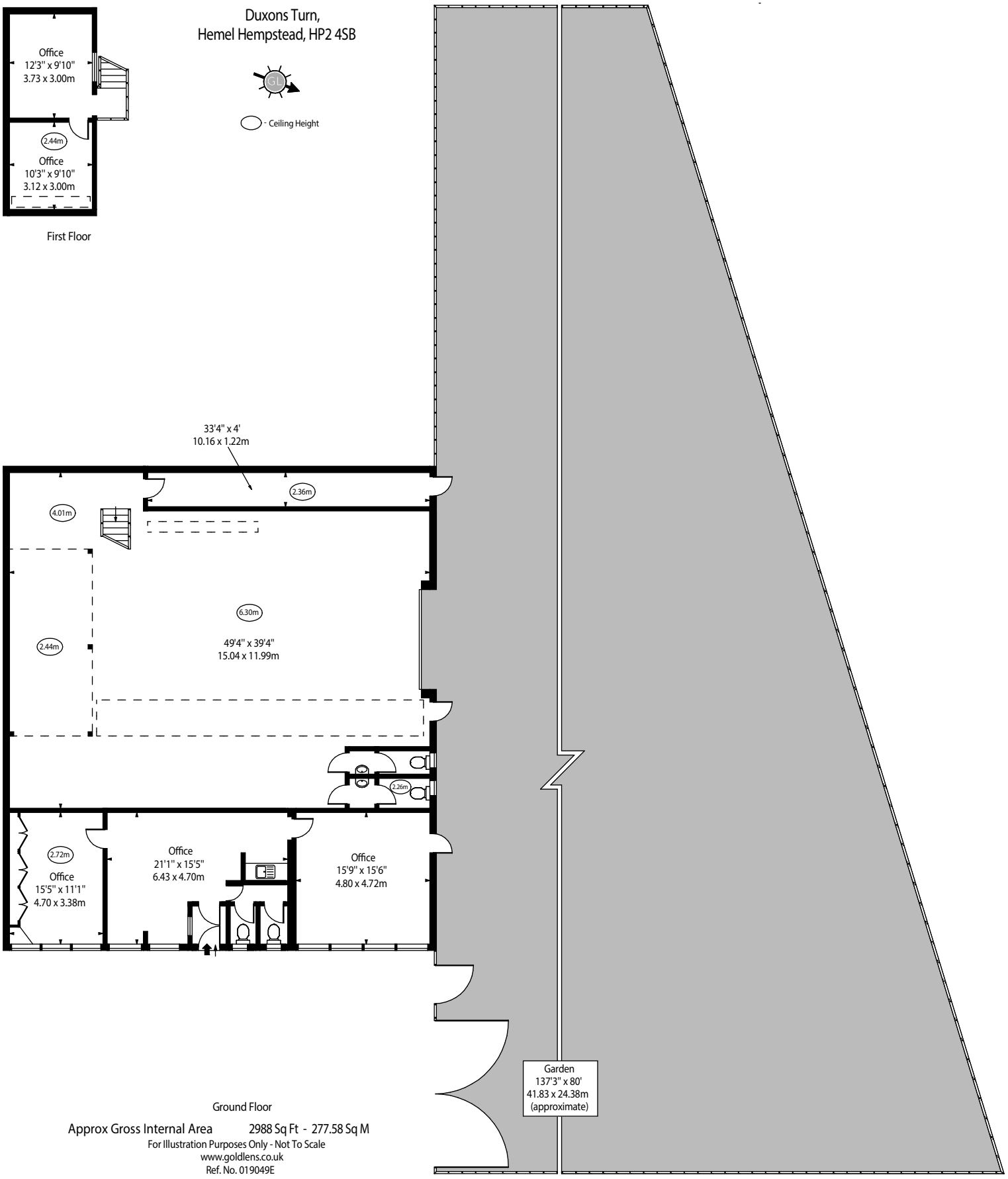

Approx Gross Internal Area 2988 Sq Ft - 277.58 Sq M

For Illustration Purposes Only - Not To Scale

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