

Unit 1, Maxted Corner

Maxted Road, Hemel Hempstead, HP2 7RA

adroit
REAL ESTATE ADVISORS

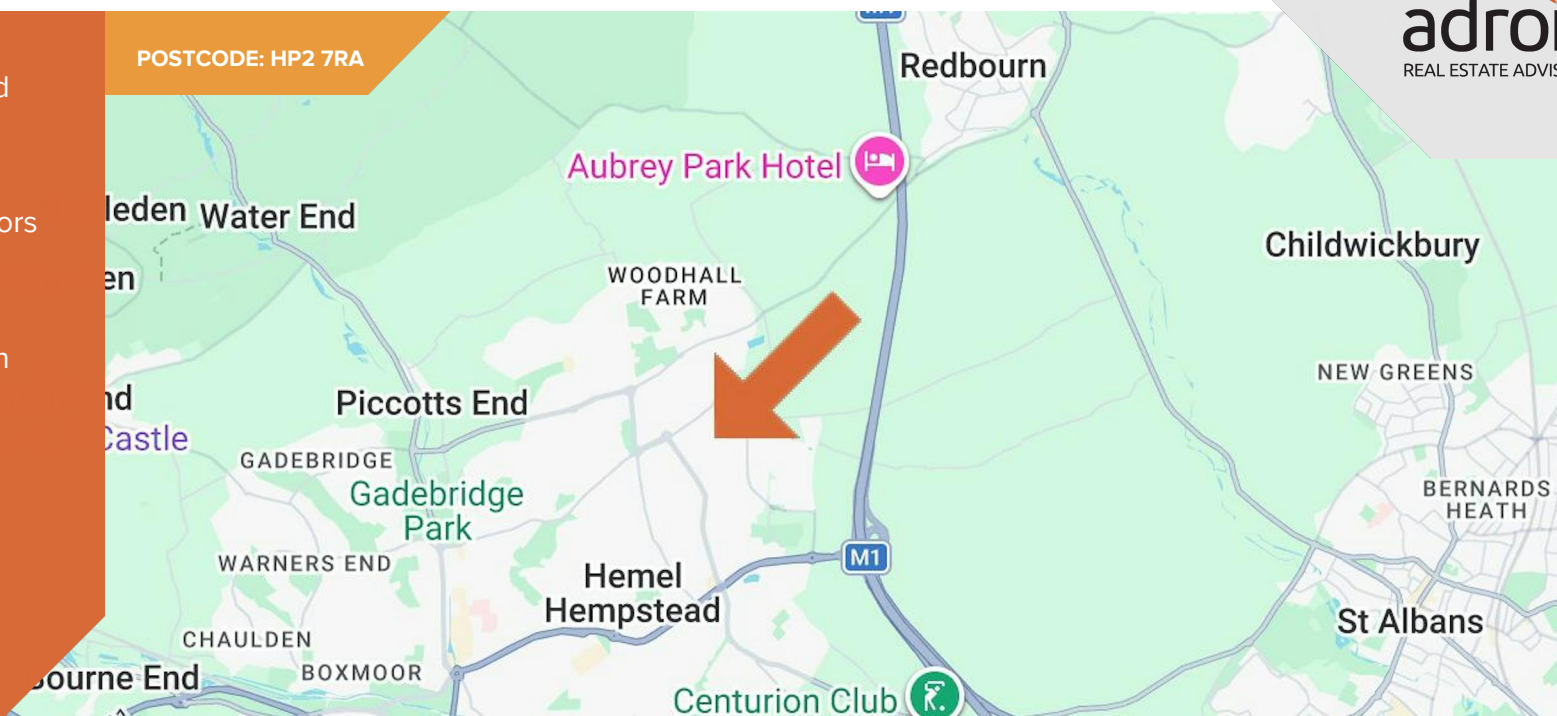


TO LET

19,553 sq ft (1,816.53 sq m)

- To be extensively refurbished
- 8.4m eaves height
- Two ground level loading doors
- 40 car parking spaces
- Established industrial location close to J8 of the M1
- Target EPC - B

POSTCODE: HP2 7RA



Description

Unit 1 comprises a semi-detached unit, arranged over ground and first floor with a forecourt/parking to the front and additional parking to the side and rear. There are 40 car parking spaces in total. Loading is via two ground level loading doors accessible through a yard to the rear of the unit.

Location

Maxted Corner comprises a modern industrial/warehouse development of 5 units situated at the junction of Maxted Road and Eaton Road within the popular Maylands Business Area of Hemel Hempstead. Junction 8 of the M1 motorway is within 1.5 miles beyond which is the intersection with the M25 (junction 21) a further 3 miles away. Hemel Hempstead is therefore well located to take advantage of the national motorway network and provides easy access to Central London.

Accommodation

The property has been measured on the basis of Gross External Area:

Description	sq ft	sq m
Warehouse/Reception	15,815	1,469.26
Office	3,738	347.27
Total	19,553	1,816.53

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q4 2026

Rent

£19 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

The property has a Rateable Value of £337,500 based on 2026 list. The rates payable figure may be subject to transitional relief. Potential occupiers are advised to contact the Local Rating Authority for confirmation.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Brasier Freeth LLP

Adroit Real Estate Advisors



Mark Gill

T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk



Lloyd Spencer

T: 01582 320009
M: 07768 480937
lspencer@adroitrealestate.co.uk

Brasier Freeth LLP

Elliot Fletcher

M: 07523 801153

Felix Sharman

M: 07712 431588



adroit
REAL ESTATE ADVISORS

adroitrealestate.co.uk

www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 21/07/2026