

**6 CHANCERYGATE BUSINESS CENTRE
WHITELEAF ROAD, HEMEL HEMPSTEAD, HP3 9HD**



FOR SALE OR TO LET

Modern Warehouse Unit
3,248 SQ FT (301.7 M²)

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| <ul style="list-style-type: none">■ 6.1m eaves height■ Full height electric loading door■ Less than 0.5 mile to A41 | <ul style="list-style-type: none">■ 4 parking spaces■ 3 phase power |
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LOCATION

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

The A41 is within 0.4 miles giving direct access to Junction 20 of the M25 (approximately 4 miles).

Junction 8 of the M1 is within 3 miles.

DESCRIPTION

The property comprises a mid-terraced warehouse/industrial unit of steel portal frame constructed in 2007. Two storage mezzanines have been installed with a clear height of approximately 1.96 or 2.45m on each level, which can be removed by the landlord or are available by separate negotiation.

ACCOMMODATION

Ground Floor	2,433 sq ft	226.0 m ²
First Floor offices	815 sq ft	75.7 m ²
Total	3,248 sq ft	301.7 m²

(approximate gross internal floor areas)

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £39,000 per annum, exclusive.

SALE PRICE

£530,000 is sought for the virtual freehold (999 year lease)

RATES

Rateable value: To be assessed (currently assessed with Unit 5)

For further information on rates payable please contact Dacorum Borough Council

SERVICE CHARGE

A service charge is payable towards maintenance of common parts of the estate.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent or sale price.

EPC

The Energy Performance Asset Rating is B38. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

PHILIP COOK

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