

MODERN WAREHOUSE FOR SALE FREEHOLD

13,464 sq ft | (1,251 sq m)



The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

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9 MAXTED ROAD, HEMEL HEMPSTEAD HP2 7DX

KEY FEATURES

- Attractive modern unit
- Secure rear yard
- Trade counter/showroom
- Air conditioned offices
- 6.2m clear height rising to 9.4m
- M1 (Junction 8) 1.5 miles
- M25 4 miles

ACCOMMODATION

Warehouse	9,160 sq ft	851 sq m
Ground Floor Offices/Showroom	2,152 sq ft	200 sq m
First Floor Offices	1,752 sq ft	163 sq m
Storage Mezzanine	400 sq ft	37 sq m
Total GIA	13,464 sq ft	1,251 sq m

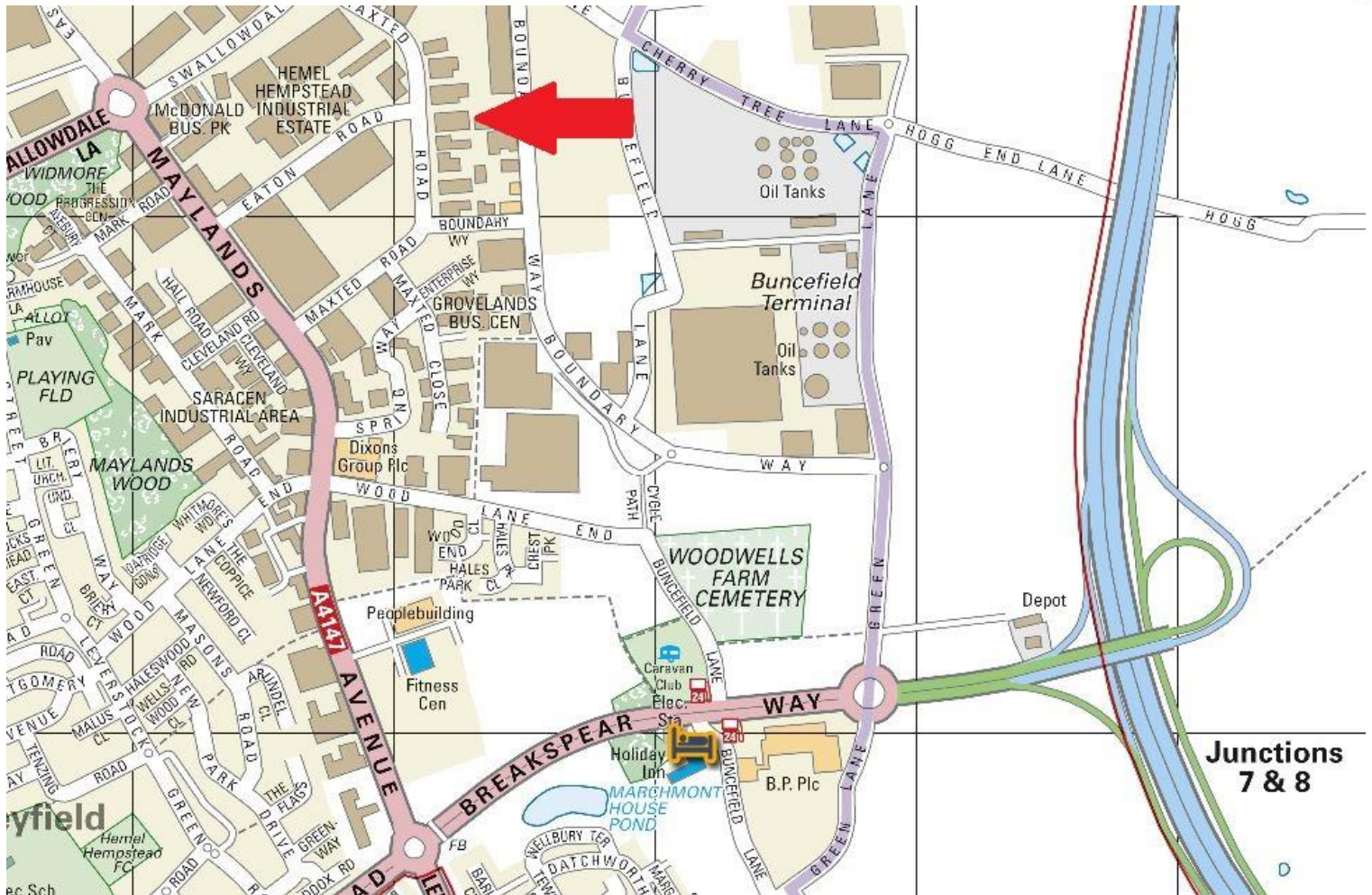
DESCRIPTION

Built in 2006, 9 Maxted Road comprises a semi-detached industrial/warehouse unit with two storey offices/showroom to the front. The warehouse provides good quality, column free space and benefits from a minimum eaves height of 6.2m rising to 9.4m. It is lit and has two electric loading doors, one to the front and also one to the small secure rear yard which can be used for additional open storage or parking.

VIEWING | Strictly by appointment through this office with:

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LOCATION

Situated in Maxted Road close to its junction with Eaton Road in the heart of the Maylands Business Area the unit is very accessible. Junction 8 of the M1 motorway is less than 1.5 miles away from where the strategic junction with the M25 is only 3 miles to the south. The route to the motorway is straightforward and access is good for large vehicles.

Hemel Hempstead town centre is around 3 miles away, as is access to the A41 which gives fast dual carriageway access to the M25 at Junction 20.

TENURE

The property is available for sale freehold.

The first floor offices are currently let on a contracted out tenancy. Notice has been served for the tenant to vacate on 6th June 2018.

PRICE

Offers are invited in excess of £2,000,000.

RATES

The VOA website shows an entry in the 2017 Rating List of:

Warehouse/Ground Floor Showroom:	Rateable Value £58,000
Warehouse:	Rateable Value £16,750
First Floor Offices:	Rateable Value £15,000

For rates payable for year to 31st March 2018, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Energy Rating: 59 / Grade: C

February 2018 / HH000058

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