

# INDUSTRIAL UNIT TO LET

2,172 sq ft (201.78 sq m)

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freeth.**  
CHARTERED SURVEYORS

The Courtyard  
77 – 79 Marlowes  
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Hertfordshire – HP1 1LF

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**KENWOOD BUSINESS PARK, HARTHALL LANE, NASH MILLS, HEMEL  
HEMPSTEAD, HP3 8SD**

## | KEY FEATURES

- New loading door
- Parking / loading area for up to 4 vehicles
- 2 miles from the M25 and A41
- Newly refurbished
- Minimum eaves height 4m

## | ACCOMMODATION

	<b>sq ft</b>	<b>sq m</b>
<b>Ground Floor Warehouse</b>	2,172	201.78

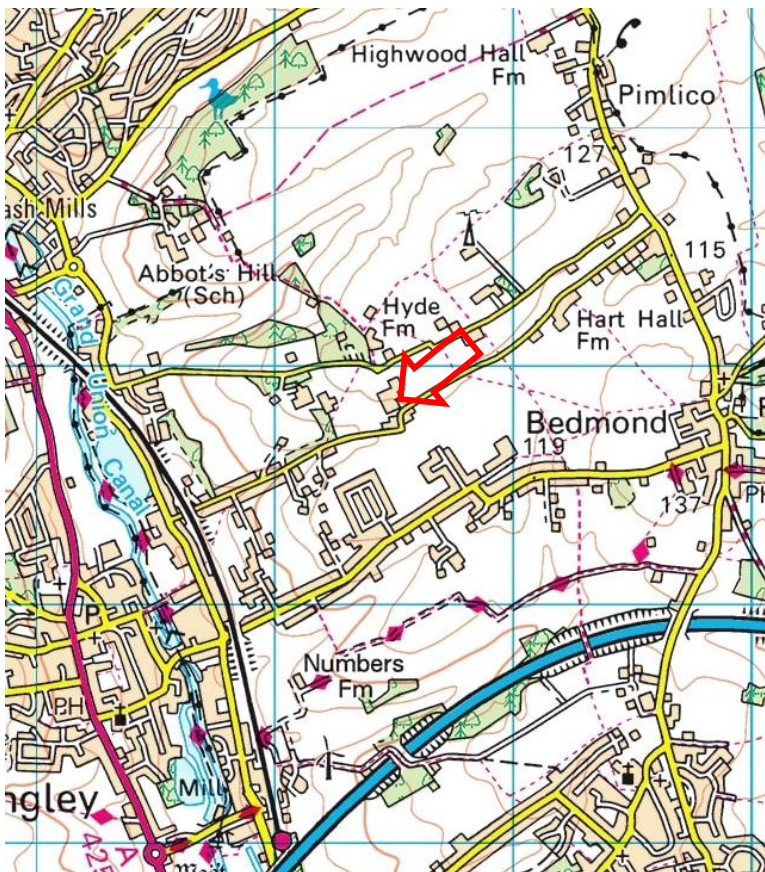
## | DESCRIPTION

The property comprises a newly refurbished mid-terrace industrial unit providing warehousing space. Access is via a full height loading door with a parking / loading area for up to 4 vehicles to the front of the building.

**VIEWING** | Strictly by appointment through this office with:

Claire Madden  
01442 298806  
[claire.madden@brasierfreeth.com](mailto:claire.madden@brasierfreeth.com)

Trevor Church  
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## LOCATION

The property is set on a small private estate on Harthall Lane which junctions with Railway Terrace, a busy secondary route running parallel to the A4251 and passes through Nash Mills, Kings Langley and Hemel Hempstead.

The property is approximately 1.5 miles from Kings Langley mainline station and only 2 miles from Junction 20 of the M25.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the Landlord and Tenant Act.



## RENT

£26,000 per annum exclusive of VAT.

## RATES

A contribution towards business rates is payable direct to landlord.

The charge for 2018 is circa £4,420 per annum.

## EPC

The building is a low energy demand property. An EPC is not required.

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- |                           |                        |
|---------------------------|------------------------|
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