

INDUSTRIAL UNIT WITH OFFICES TO LET

2,222 sq ft (206.42 sq m)



The Courtyard
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Hemel Hempstead
Hertfordshire – HP1 1LF

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UNIT T1, BOURNE END MILLS INDUSTRIAL ESTATE, HEMEL HEMPSTEAD HP1 2UJ

KEY FEATURES

- Excellent car parking
- Immediate access to A41 dual carriageway
- M25 (Junction 20) 5 miles

DESCRIPTION

Unit T1 Bourne End Mills comprises an industrial unit with good sized yard and parking. It is of concrete portal frame construction, clad externally in brickwork and internally with blockwork walls. The ground floor office accommodation links directly to the warehouse and the unit benefits from shared kitchen and toilet facilities which have been refurbished to a high standard.

In addition, there is further office accommodation available on the first floor which can also be included at an additional cost and this has again been fitted to a good standard and benefits from carpeting, Cat2 lighting, suspended ceiling and in some cases is air conditioned

ACCOMMODATION

	sq ft	sq m
Warehouse (part height restricted)	1,638	152.17
Ground floor offices	584	54.25
Total	2,222	206.42

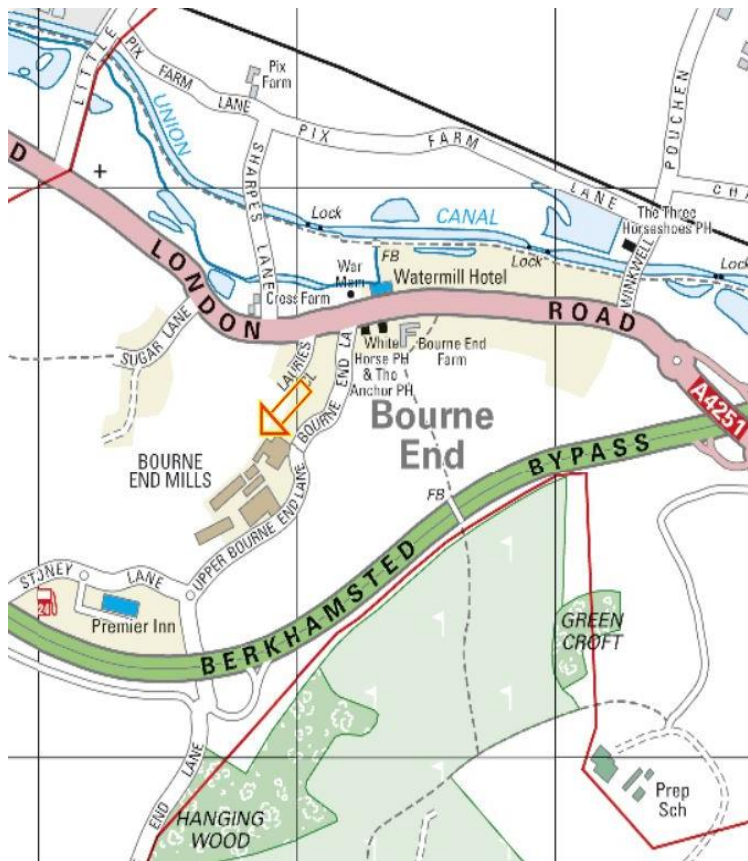
Additional accommodation on the first floor being:-

	sq ft	sq m	£ per annum
Suite B	731	68	£6,800
Suite C	182	17	£2,000
Suite D	419	40	£4,000

VIEWING | Strictly by appointment through this office with:

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LOCATION

Bourne End Industrial Estate is located in Bourne End, approximately 2 miles south-west of Hemel Hempstead where it has direct and unrestricted access to the A41 dual carriageway (NB: vehicular access is only from the A41).

The A41 gives rapid access to Junction 20 of the M25 only 5 miles to the east, Junction 8 of the M1 motorway is approximately 5 miles away.

Other towns located nearby include Berkhamsted 3 miles, Chesham 4 miles and Watford 8 miles.

TENURE

The property is available to let on a new full repairing and insuring lease (by service charge) with terms to be agreed.

RENT

£21,000 per annum exclusive, plus VAT (if applicable).

RATES

Business Rates for this property are to be re-assessed.

For Rates Payable, please contact the Local Rating Authority - Dacorum Borough Council (01442 228000).

EPC RATING

An EPC for this property has been commissioned and is awaited.

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