



www.stimpsons.co.uk

01442 240406

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



TO LET

Modern Warehouse Unit

3,248 SQ FT (301.7 M²)

- 6.1m eaves height
- Full height electric loading door
- Less than 0.5 mile to A41

4 parking spaces 3 phase power



CHARTERED SURVEYORS | COMMERCIAL PROPERTY AGENTS | VALUERS | BUILDING SURVEYORS | RATING CONSULTANTS Hemel Hempstead 01442 240406 St Albans 01727 843162 Watford 01923 252188 Welwyn Garden City 01707 259599

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

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.		
ACCOMMODATION	Ground Floor First Floor offices Total	2,433 sq ft 815 sq ft 3,248 sq ft	226.0 m ² 75.7 m ² 301.7 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.		
RENT	£42,334 per annum exclusive		
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 pbc@stimpsons.co.uk 01442 240406	STIMPSONS Innovation House 39 Mark Road Hemel Hempstead HP2 7DN

The full range of our instructions is available on our website: www.stimpsons.co.uk

May 19

DISCLAIMER Stimpsons Consultant Surveyors Limited for themselves and for vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Stimpsons Consultant Surveyors Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices/rents are quoted exclusive of ary VAT which may be payable.