

WAREHOUSE/PRODUCTION UNIT - TO LET

PRELIMINARY DETAILS

13,916 sq ft (1,292.93 sq m)

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CHARTERED SURVEYORS

The Courtyard
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UNIT 10 ICKNIELD WAY INDUSTRIAL ESTATE, TRING HP23 4JX

KEY FEATURES

- 3 level access loading doors
- Eaves height 5m
- Oil fire blow heater to warehouse
- Up to 12 car parking spaces
- Good access to A41
- On site caretaker

ACCOMMODATION

	sq ft	sq m
First floor office	709	65.93
Ground floor office	709	65.93
Warehouse	12,498	1,161.07
Total	13,916	1,292.93
Plus Mezzanine	614	57.61

DESCRIPTION

Unit 10 is an end-terrace industrial property of metal profile cladding under a pitched roof. The office content is arranged on ground and first floors and includes a tea point and separate WC facility. Car parking is provided to the front of the unit and further parking is available on the estate. The building is to be cleared and refurbished. Anticipated completion of the refurbishment works is to be end June 2019.

VIEWING | Strictly by appointment through this office with:

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LOCATION

Unit 10 Icknield Way is located at the front of the industrial estate less than 1 mile from the A41 junction.

Tring itself benefits from a railway station with trains to London Euston with a journey time of approximately 35 minutes.

With excellent access to surrounding towns in Buckinghamshire such as Aylesbury 6 miles, Dunstable 10 miles, Hemel Hempstead 13 miles and Luton 14 miles there is considerable employment catchment area in this position. The A41 provides easy access to major motorways with both the M1 motorway (Junction 8) and the M25 (Junction 20) being 14 miles away.

TENURE

The warehouse is available on a leasehold basis on terms to be agreed.

RENT

£99,500 per annum exclusive, plus VAT (if applicable).

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £79,000.

For rates payable for year to 31st March 2020, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

The EPC rating for this property is: E / 101*.

* To be re-assessed on completion of refurbishment works.

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