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01442 240406

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



TO LET

Modern Warehouse Unit 3,980 SQ FT (369.8 M²)

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



6 parking spaces 3 phase power



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

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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.		
ACCOMMODATION	Ground Floor First Floor offices Total	2,961 sq ft 1,019 sq ft 3,980 sq ft	275.1 m ² 94.7 m ² 369.8 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	£51,740 per annum exclusive		
RATES	Rateable value: To be assessed (currently assessed with Unit 6)		
	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 C74. 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

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