

FOR SALE



End Terrace Unit in High Tech Configuration

5,717 SQ FT (531.15 M²) on ground and first floors

- 15 car parking spaces
- Additional car parking spaces in small yard accessed via flank of unit
- Back up radiator, gas fired heating system
- Full kitchen facilities
- WCs on both ground and first floor including a shower to ground floor
- Electric roller shutter door to ground floor workshop

UNIT 3

Eastman Way
Hemel Hempstead
Herts
HP2 7DU

LOCATION

Unit 3 forms part of a terrace of three industrial units, constructed we understand, in the early 1980's. Eastman Way is an extension of Maylands Avenue, the main thoroughfare through Maylands business district.

Access to the M1 is via Junction 8 which has been improved in recent years and is only 1 mile distance from the property, whilst Junction 22 of the M25 is approximately 3 miles south of Junction 8.

DESCRIPTION

The property comprises a two storey building constructed in traditional materials which benefits from access to the rear of the site to a small yard which can also be used for additional car parking.

The first floor offices are fitted to an extremely high standard, whilst the ground floor is currently utilised for industrial/bench type operations.

ACCOMMODATION

| | | |
|------------------------------|--------------------|-----------------------------|
| Ground Floor Industrial Area | 2,813 sq ft | 261.32 m ² |
| FirstFloor | 2,904 sq ft | 269.86 m ² |
| Total | 5,717 sq ft | 531.15 m² |

Externally: As noted previously there are a minimum of 15 car parking spaces provided with this unit with additional spaces available to the flank and rear of the building

TERMS

The property is offered on a freehold basis with full vacant possession

GUIDE PRICE

£938,400 exclusive of VAT

RATES

By reference to the Valuation Office website the property has a rateable value of £38,500. The current uniform business rate until April this year is 46.6p in the £1.

LEGAL COSTS

Each party are responsible for their own legal costs in connection with this transaction

OCCUPATION

The property will be available for occupation following completion of legal formalities

EPC

The Energy Performance Asset Rating is C54. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents

Ian McGill
STIMPSONS
01442 240406
iwm@stimpsons.co.uk

The full range of our instructions is available on our website

www.stimpsons.co.uk

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