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01442 240406



End Terrace Unit in High Tech Configuration

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

15 car parking spaces

UNIT 3

- 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
- Eastman Way Hemel Hempstead Herts HP2 7DU





	n the property, whi of Junction 8. o storey building access to the rear tional car parking. I to an extremely	ilst Junction 22 of the M25 constructed in traditional of the site to a small yard high standard, whilst the och type operations. 261.32 m ² 269.86 m ²
materials which benefits from which can also be used for addi The first floor offices are fitted ground floor is currently utilised Ground Floor Industrial Area FirstFloor Total Externally: As noted previously	access to the rear tional car parking. I to an extremely I for industrial/ben 2,813 sq ft 2,904 sq ft	of the site to a small yard high standard, whilst the och type operations. 261.32 m ² 269.86 m ²
ground floor is currently utilised Ground Floor Industrial Area FirstFloor Total Externally: As noted previously	l for industrial/ben 2,813 sq ft 2,904 sq ft	261.32 m ² 269.86 m ²
FirstFloor Total Externally: As noted previously	2,904 sq ft	269.86 m ²
		531.15 m ²
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		
The property is offered on a free	ehold basis with fu	ll vacant possession
£938,400 exclusive of VAT		
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.		
Each party are responsible for transaction	their own legal cc	osts in connection with this
The property will be available formalities	for occupation fol	lowing completion of legal
		A copy of the full Energy
Strictly by appointment via sole	agents	
lan McGill STIMPSONS 01442 240406 iwm@stimpsons.co.uk		
	 £938,400 exclusive of VAT By reference to the Valuation Or of £38,500. The current uniform the £1. Each party are responsible for transaction The property will be available formalities The Energy Performance Asset Performance Certificate is availa Strictly by appointment via sole Ian McGill STIMPSONS 	 £938,400 exclusive of VAT By reference to the Valuation Office website the p of £38,500. The current uniform business rate un the £1. Each party are responsible for their own legal contransaction The property will be available for occupation fol formalities The Energy Performance Asset Rating is C54. A Performance Certificate is available upon request. Strictly by appointment via sole agents Ian McGill STIMPSONS 01442 240406

The full range of our instructions is available on our website

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January 2018

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