

TO LET
Industrial

**Lambert
Smith
Hampton**

Established Trade Park

Unit 7, Saracen Industrial Estate, Mark Road, Hemel Hempstead, Hertfordshire HP2 7BJ

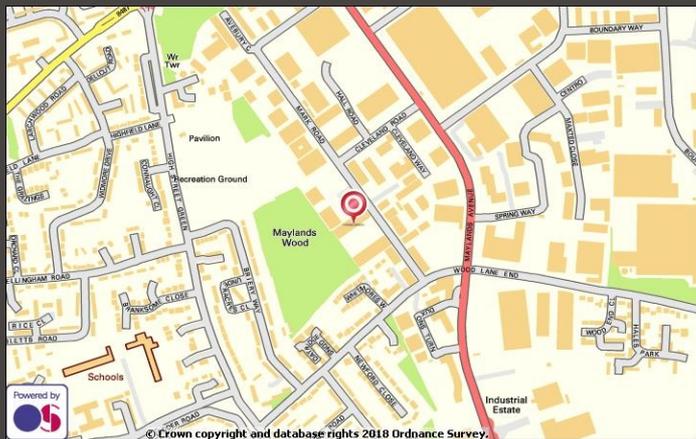


2,315 Sq Ft (215.06 Sq M)

- ✔ **Established trade counter location**
- ✔ **Available now**
- ✔ **Large roller shutter loading door**
- ✔ **5m clear eaves height**
- ✔ **7 parking spaces**
- ✔ **Two storey offices to front**

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LOCATION

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 90,000 and is approximately 25 miles north west of central London.

The Saracen Industrial Estate is situated off Mark Road, one of the principal estate roads of the large and successful Maylands Business area. The property is only 1.5 miles from junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles further to the south. Hemel Hempstead town centre, railway station and access to the A41 dual carriageway are approximately 2.5 - 3.00 miles away.

The property is situated within the Saracen Industrial Estate, an established trade counter estate, where occupants include Plumb Centre, Howdens Joinery, Grant and Stone Electrical and Grant and Stone Plumbing.

DESCRIPTION

The unit comprises of steel portal frame construction with elevations of brickwork and profiled steel cladding which includes large loading door and two storey offices to the front.

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- Available now
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- 5m clear eaves height
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ACCOMMODATION

Gross internal areas	sq ft	sq m
Warehouse	1,798	167.03
Offices	517	48.03
Total	2,315	215.06

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Unit 6 and 7 are assessed together and include a mezzanine floor. They would have to be separately assessed should the units be let separately, and if the mezzanine is removed. Rateable value: £36,250.

TERMS

The unit is available on a new full repairing and insuring lease, at a quoting rent of £12.50 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D-85. A copy of the certificate is available on request.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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