

# MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET / FOR SALE

3,550 sq ft (329.79 sq m)

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CHARTERED SURVEYORS

The Courtyard  
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## 11 SOVEREIGN PARK, CLEVELAND WAY, HEMEL HEMPSTEAD HP2 7DA

### KEY FEATURES

- Loading door access
- Suspended ceiling to first floor offices
- Electric wall heaters to first floor offices
- 10 car parking spaces

### ACCOMMODATION

	sq ft	sq m
Ground Floor	1,797	166.94
First Floor	1,753	162.85
<b>Total:</b>	<b>3,550</b>	<b>329.79</b>

### DESCRIPTION

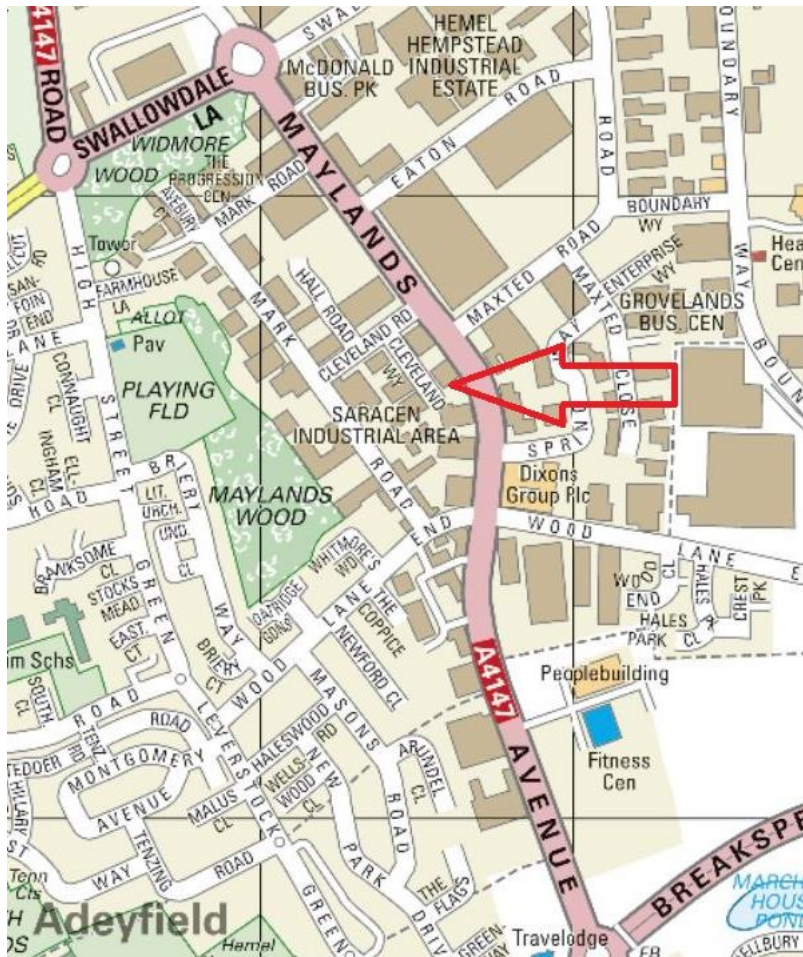
Unit 11 comprises a mid-terrace industrial/warehouse unit with storage located on the ground floor and offices on the first floor. The first floor accommodation has recently been refurbished, is carpeted and benefits from male and female toilets together with kitchen area.

The ground floor benefits from loading door (electrically operated), and male and female toilets. The first floor is heated by electric wall heaters. There are a total of 10 parking spaces allocated to this unit.

**VIEWING** | Strictly by appointment through this office with:

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## LOCATION

Sovereign Park is a development of industrial/office units within the heart of the Maylands Business Area. It is approached from Maylands Avenue via Cleveland Road and Cleveland Way.

The unit is approximately 1.5 miles from Junction 8 of the M1 motorway and 2 miles from the town centre where there is access to the A41 dual carriageway. The M25 intersects with the M1 approximately 4 miles away (Junction 21).

Hemel Hempstead is one of the principal commercial centres of Hertfordshire being approximately 25 miles north-west of Central London.

## TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

The property is also available for sale on a freehold basis with vacant possession.

## RENT / PRICE

Rent: £43,000 per annum inclusive plus VAT (if applicable).  
Freehold: £639,000 exclusive of VAT.

## RATES

The Business Rates for this property are to be re-assessed.

For rates payable for year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

## EPC RATING

The EPC rating for this property is: D/76.

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