



Unit 10 Saracen Industrial Estate, Mark Road, Hemel Hempstead HP2 7BJ

TO LET

Established Trade Counter Location

**3,491 Sq Ft
(324 Sq M)**

DESCRIPTION

The property comprises a modern middle terrace single storey factory/warehouse unit of steel portal frame construction with two storey offices and loading door to the front elevation. The warehouse is column free and has a clear eaves height of 5 metres. Externally, there are 9 car parking spaces and a loading apron provided.

- ✓ 9 allocated car parking spaces
- ✓ Large manual roller shutter door
- ✓ Two storey offices to the front
- ✓ 5m clear eaves height
- ✓ Close to M1 Junction 8



LOCATION

The Saracen Industrial Estate is situated off Mark Road, one of the principal estate roads of the large and successful Maylands Business area. An established trade counter estate, where occupants include Plumb Centre, Howdens Joinery, Grant and Stone Electrical and Grant and Stone Plumbing. The property is only 1.5 miles from junction 8 of the M1 motorway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	3,097	288
First	394	37
Total	3,491	324

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.

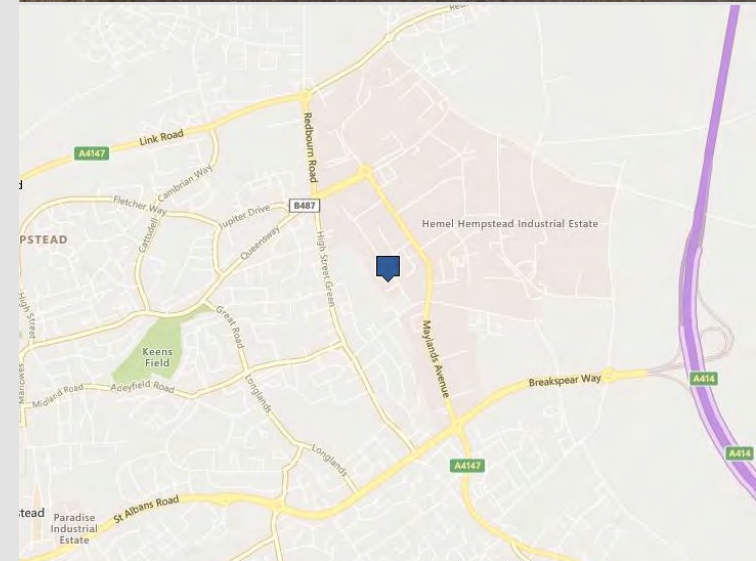
BUSINESS RATES

The rateable value of the property is £29,750 and the current rate in the pound is 50.4 pence (2019/2020).

TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

EPC The property currently has an EPC rating of D-97. A copy of the full energy performance certificate is available on request.



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VIEWING & FURTHER INFORMATION

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