

TO LET
Industrial

**Lambert
Smith
Hampton**

Established Trade Park

Unit 11, Saracen Industrial Estate, Mark Road, Hemel Hempstead HP2 7BJ



3,465 Sq Ft (321.90 Sq M)

- ✓ **Modern industrial Unit**
- ✓ **To be refurbished**
- ✓ **Large manual roller shutter door**
- ✓ **8 allocated car parking spaces**
- ✓ **5m clear eaves height**
- ✓ **Two storey offices to the front**

Unit 11, Saracen Industrial Estate, Mark Road, Hemel Hempstead, Hertfordshire,



LOCATION

The property is situated within the Saracen Industrial Estate - an established Trade Counter Estate where occupants include Wolseley/Plumb Centre, Howdens Joinery, Grant & Stone Electrical and Grant & Stone Plumbing.

The Saracen Industrial Estate is situated off Mark Road, one of the principal estate roads of the large and successful Maylands Business Area of Hemel Hempstead. 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 2.5-3.0 miles away.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 100,000 and is approximately 25 miles north-west of central London.

DESCRIPTION

Unit 11 comprises a mid-terrace industrial unit with two storey offices to the front. The office accommodation benefits from gas fired central heating with male and female toilets provided on the ground floor. The warehouse has tube lighting and a gas blower heater (not tested).

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ACCOMMODATION

Gross internal areas	sq ft	sq m
Warehouse	2,634	244.7
Two storey offices	831	77.2
Total	3,465	321.9

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 £28,750 and the current rate in the pound is 49.3 pence (2018/2019).

RENT

The unit is available to let on a new full repairing and insuring lease for a term to be agreed at £43,300 per annum exclusive plus VAT (if applicable).

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of C-58.

A copy of the full energy performance certificate is available on

15-Jan-2019

www.lsh.co.uk

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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