

TO LET - Short Term Industrial Unit and Yard

Former Freight Yard, London Road
Hemel Hempstead HP3 9BQ



Contact

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Location

The property is located next to Hemel Hempstead train station and accessed off London Road. Hemel Hempstead train station is serviced by Southern Rail and West Midlands Trains with journey times of approximately 26 minutes to London Euston. The property is situated 1.1 miles from the A414 St Albans Road and 1.3 miles to the A41. J8 of the M1 is 3.7 miles to the west and J20 of the M25 is 4.3 miles to the south west. Luton Airport is 14 miles to the north and Heathrow Airport is 22 miles to the south.

Description

The property is a former freight yard which previously provided rail side access. The site comprises an industrial building of part brick and part steel portal frame construction with an over clad pitched roof and minimum eaves from 3.6m to 5.9m There is one set of level loading doors, a number of platform/dock level loading doors and a ramp to platform level providing an area which is canopy covered. The unit provides lighting, gas fired heater, mezzanine, kitchen and changing facilities.

The office building is arranged over ground and first floors and provides strip lighting, carpeting, a kitchen and male and female WCs. The gatehouse/reception comprises a traditional brick building with carpeting and strip lighting. The site is palisade fenced and gated and provides a concrete surface.

The additional adjacent yard comprises a palisaded fenced and secure yard with a compacted gravel surface.

Terms

A new lease for a term of 3 years outside the Landlord and Tenant Act 1954 with a mutual rolling break after the first year of the term

Energy Performance Asset Rating:

TBC

01

Rating

We are advised that the Rateable Value for the property is £59,000

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calciuate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly via appointment with the sole agent.

Industrial unit with extensive yard

Self-contained secure site

Easy access to the M1 and M25

Immediately neighbouring Hemel Hempstead train station

Additional adjacent yard

No automotive uses



Leasehold

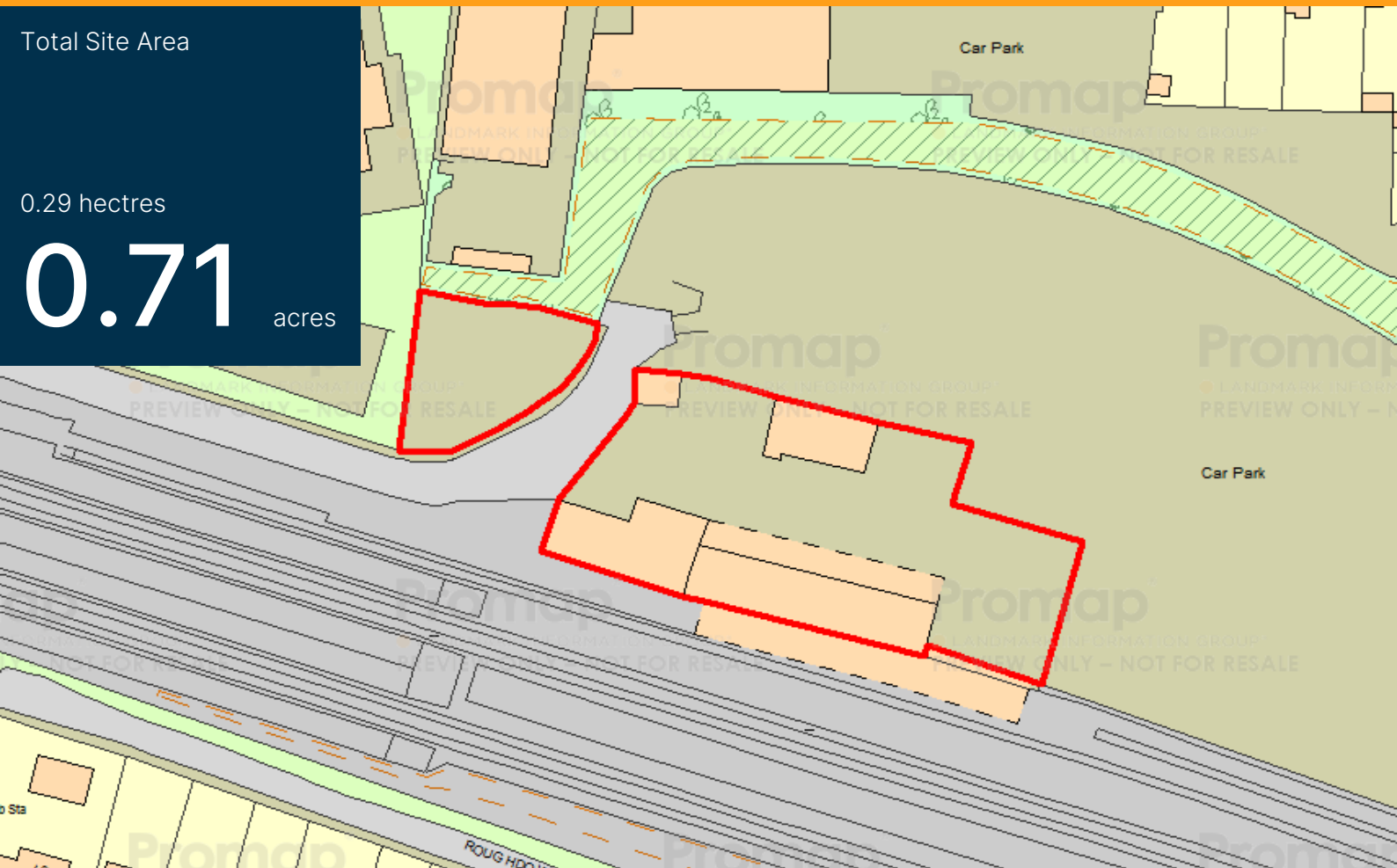
Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Main Building	530.21	5,707
Mezzanine	31.01	334
Office	233.74	2,516
Gatehouse	30.58	329
	Hectare	Acre
Main site	0.24	0.59
Adjacent yard	0.05	0.12
Total Site Area	0.29	0.71



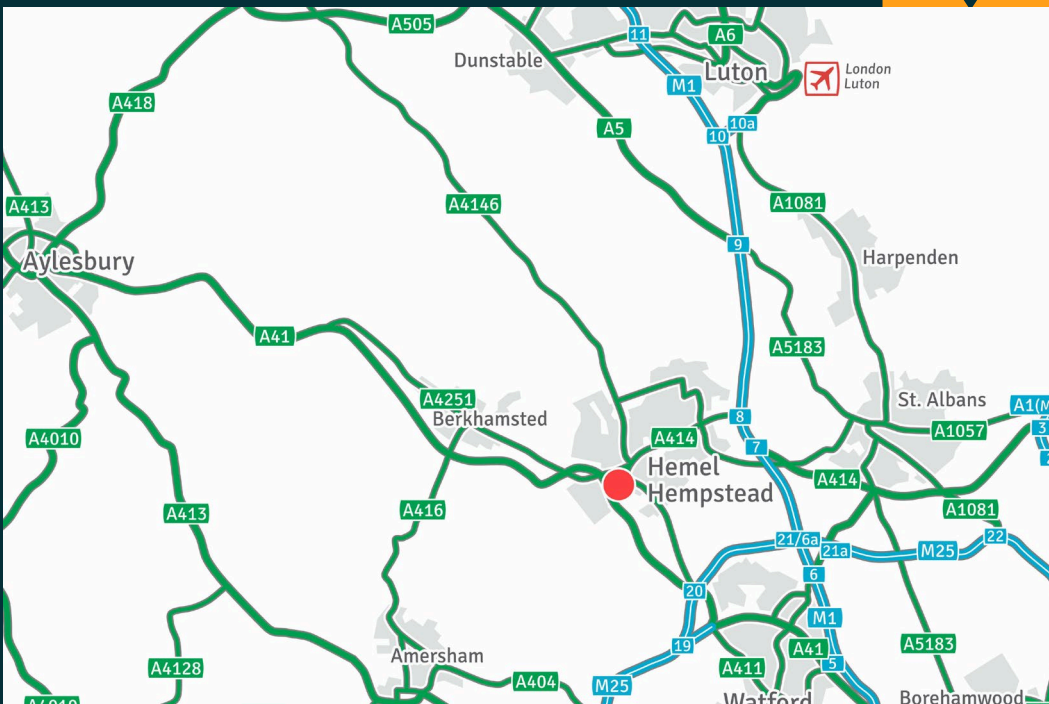
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.29 hectares

0.71 acres



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