

WAREHOUSE/INDUSTRIAL UNIT: TO LET

**UNIT 5 /6 MAYLANDS WOOD INDUSTRIAL ESTATE,
HALLS ROAD, HEMEL HEMPSTEAD, HP2 7BH**



Available to let
2,250- 4,500 SQ FT (204.38 – 418.05 SQM)

12-14 Denman Street, London W1D 7HJ
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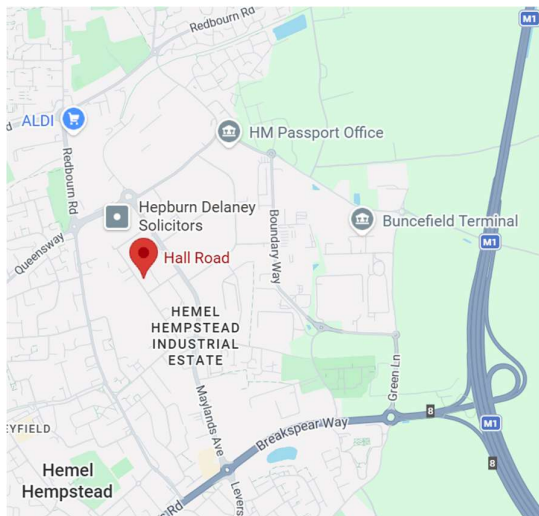
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LOCATION

Maylands Wood Industrial Estate, is located on Halls Road, just off Maylands Avenue. Maylands Avenue is the main logistics/industrial thoroughfare in Hemel Hempstead.

The scheme is located only 1.5 miles from junction 8 of the M1 and 3 miles to the M25. Hemel Hempstead town centre is just 2 miles to the west.

Cleveland Road Bus Stop has services to Hemel Hempstead town and Maples Cross and is located just ¼ mile away on Maylands Avenue.



DESCRIPTION

The mid terrace unit is of portal frame construction with brick and profile cladding to the external elevations.

The unit benefits from a generous loading area and car parking provision, with loading to the warehouse via a roller shutter door.

Internally the warehouse has an eaves height of 3.6m. The units have three phase power and lighting with a WC block at the front of the unit. The unit will undergo a refurbishment programme.

TERMS

The unit will be available by way of a new lease direct from the landlord.

ACCOMMODATION

	SQ M	SQ FT
Unit 5	204.38	2,250
Unit 6	204.38	2,250
TOTAL-combined	418.06	4,500

AMENITIES INCLUDE

- 3.66m rising to 4.07 height
- 1 roller shutter loading door (per unit)
- Dedicated front car parking
- WC block
- Generous loading apron

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request. Targeting a B Rating

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

BUSINESS RATES

Interested parties are invited to enquire with Dacorum Borough Council.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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