

WAREHOUSE/INDUSTRIAL UNIT: TO LET

UNIT 3 MAYLANDS WOOD INDUSTRIAL ESTATE,
HALLS ROAD, HEMEL HEMPSTEAD, HP2 7BH



Available to let
6,761 SQ FT (628.12 SQM)

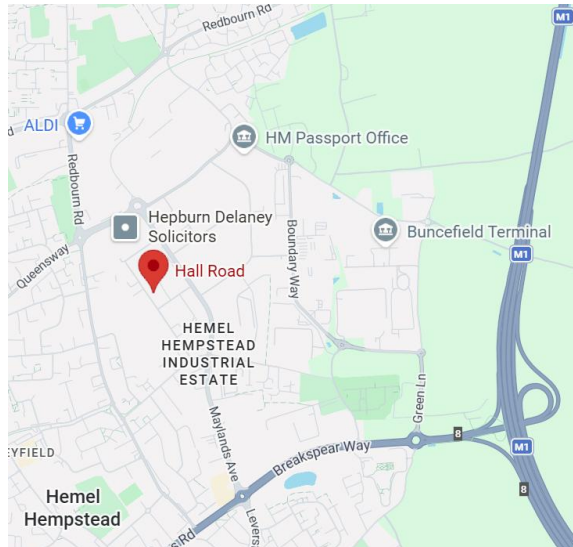
12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

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

The unit benefits from a generous rear loading yard serviced by two ground level roller shutter doors and car parking spaces. There are no hours of use restrictions on the unit.

Internally the warehouse has an eaves height of 6m. WC's are situated on the ground floor with office accommodation on the first floor. 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
Warehouse & Reception	498.15	5,362
First floor office	129.97	1,399
TOTAL	628.12	6,761

AMENITIES INCLUDE

- 6m eaves
- 2 rear loading doors
- Dedicated front car parking (17 spaces)
- First floor offices
- Generous rear 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

Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk

Joint Agents: Braiser Freeth

T: 07523 801153
E: Elliot.fletcher@braiserfreeth.com