

WILKINSON FOX

**909 PARADISE ESTATE,
HEMEL HEMPSTEAD, HERTS.
HP2 4TF**



WWW.WILKINSONANDFOX.COM

Industrial Investment with Development Opportunity

Wilkinson and Fox are delighted to be instructed as sole agents to market this development opportunity. We are inviting conditional and unconditional offers for the Freehold.

Key Information

- 5.2m eaves
- Roller shutter door
- 28 parking spaces
- Within 10 minutes of the M1
- Let until February 2027 at a passing rent of £23,000 pa
- Bordered by new build residential development

Summary

Size – 283.91 sq m

Price - POA

Car parking – 28 spaces

VAT – Not applicable

EPC Rating - C

Description

Low-density site with detached industrial unit and 28 parking spaces. The unit is bordered by newly built residential units to the southeast.

Location

Situated on the Paradise Estate east of the town centre, this property benefits from excellent transport infrastructure. Junction 8 of the M1 motorway is just a 10-minute drive away, and Junction 21 of the M25 is only 3 miles further south. Additionally, Hemel Hempstead boasts a mainline railway station on the south side of town, offering fast and frequent train services to London Euston (approximately 30 minutes) and to the northwest via Milton Keynes.

Tel: 020 3488 4110

Email: info@wilkinsonandfox.com

Web: www.wilkinsonandfox.com

Company number **11488573**

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Terms

No VAT.

Viewings

Strictly by appointment only via sole agent.

Tenure

Let to a longstanding tenant at a passing rate of £23,000 pa until February 2027. Inside the 1954 Act.

Planning

Possible residential use, subject to relevant planning consents.

Legal Costs

Each party to bear their own costs.

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Anti-money laundering policy

In accordance with anti-money laundering regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser(s).

Misrepresentation Act 1967.

Wilkinson and Fox for themselves and for the vendors or lessors of the property whose agents they are give notice that:

(i) these particulars are given without responsibility of Wilkinson and Fox or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

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