

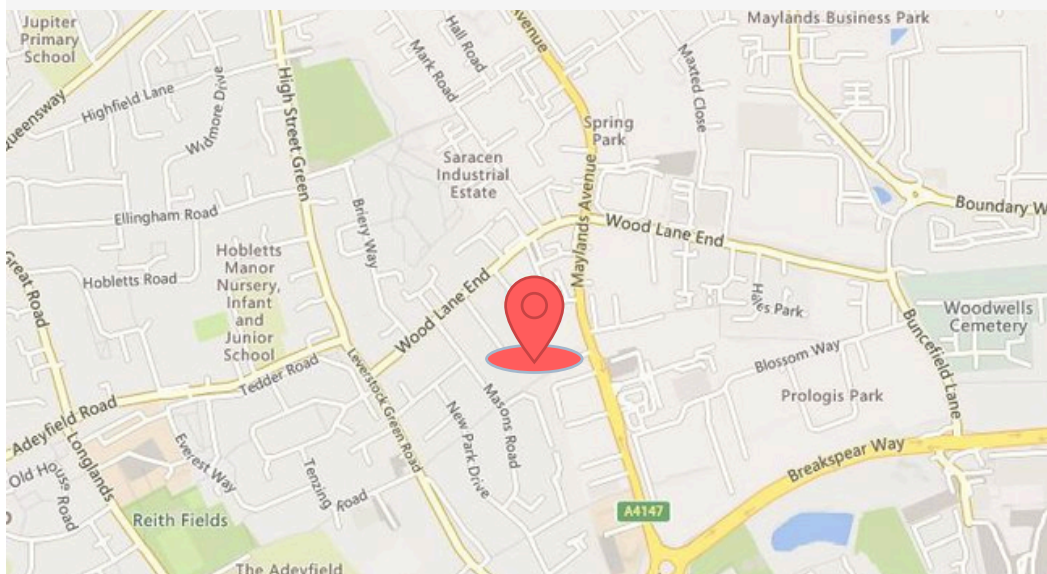
1-5 Duxons Turn |
Hemel Hempstead | HP2 4SB

Industrial Unit |
To Let | 2,248 - 5,820 Sq.ft



Key features

- Established industrial and office location
- Electric lighting
- Mezzanine offices
- Car parking
- Roller shutter door / loading door to the rear
- Flexible floor plate



For viewings contact

Claire Madden
07540 107824
claire.madden@brasierfreeth.com

Elliot Fletcher
07523 801153
elliott.fletcher@brasierfreeth.com



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Description

The property comprises a detached rectangular building with a prominent glazed frontage. The unit can be split into two sections, each benefitting from their own facilities and mezzanine office level. The property is available to be leased either as a whole or to be split. There is the ability to park up to 8 cars on site.

Location

The property is located within the Maylands Business area which is home to numerous businesses employing approximately 20,000 people. Duxons Turn is in the Heart of Maylands accessed from Maylands Avenue, the main route through the industrial area. The Maylands Estate is exceptionally well located being 25 miles north-west of Central London, 6 miles west of St Albans and 8 miles north of Watford. Junction 8 of the M1 motorway is 1.5 miles from the property and the M1/M25 interchange is a further 3 miles to the south.

Terms

The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Upon application.

Accommodation

Ground floor	5,014 Sq.ft	465.84 Sq.m
Mezzanine unit 1	441 Sq.ft	40.90 Sq.m
Mezzanine unit 3	365 Sq.ft	33.98 Sq.m
Total (GIA)	 5,820 Sq.ft	 540.72 Sq.m
Potential split		
Units 1 & 2	2,248 Sq.ft	208.8 Sq.m
Potential split		
Units 3, 4 & 5	3,572 Sq.ft	331.8 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the current Rating List of £47,250 for the whole building. The rates payable will be a proportion of this figure and if the building is split, new assessments will be made.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D78. Details are available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.