

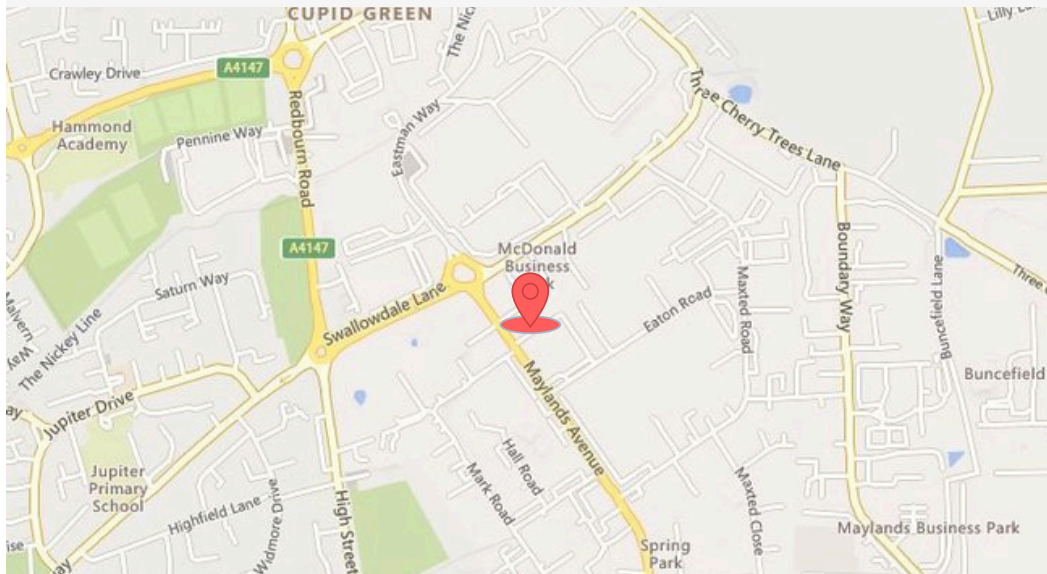
21 McDonald Business Park |  
Maylands Avenue |  
Hemel Hempstead | HP2 7EB

Prime Trade Counter Unit |  
To Let | 3,518 Sq.ft



### Key features

- Hemel Hempstead's premier trade counter location
- 7m eaves height
- 1 mile to M1(J8)
- 5 miles to M25(J21)
- 6 on-site parking allocation
- Fitted offices
- 1 level access loading door



## 21 McDonald Business Park | Maylands Avenue | Hemel Hempstead | HP2 7EB

### Description

Unit 21 is a mid terrace unit constructed in 2007 of steel portal frame construction with profiled metal cladding. The present tenant has fitted out additional offices on the ground floor beneath the original first floor offices including installing a comms room and additional toilet.

The unit benefits from a generous 7 metres eaves height and a level access loading door.

### Accommodation

2 storey offices		1,255 Sq.ft		116.06 Sq.m
Full height w/house		2,263 Sq.ft		210.24 Sq.m
<b>TOTAL</b>	<b> </b>	<b>3,518 Sq.ft</b>	<b> </b>	<b>326.84 Sq.m</b>

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 £40,000. The rates payable will be a proportion of this figure.

For rates payable please 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.

### Location

The McDonald Business Park occupies a prominent position on the corner of Swallowdale Lane and Maylands Avenue (A4147) the principal route through the Maylands employment area. The estate is located approximately 1.5 miles from Junction 8 of the M1 motorway from where the strategic junction with the M25 is only 3 miles to the south (Junction 21).

Hemel Hempstead Town Centre lies approximately 2 miles to the south west. McDonald Business Park is a popular trade counter estate including Screwfix, Toolstation, Easy Bathrooms, Headlam Flooring, Clifton Tile & Bathroom, GAP Plastics, DMS Flooring and STS Tyres.

### EPC

The property has an EPC rating of D86. Details available upon request.

### Legal costs

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

### VAT

The property is VAT registered.

### Tenure

The property is available by way of assignment of the current lease expiring 1st June 2026. The passing rent is £48,372 per annum exc. Alternatively a new lease is available on terms to be agreed subject to a simultaneous surrender of the current lease.

The lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954.

### For viewings contact

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