

9 Eastman Way |
Hemel Hempstead |
HP2 7DU

Warehouse Unit with Exclusive Secure
Yard | To Let | 4,357 Sq.ft



Key features

- Clear eaves height - 4.68m
- Exclusive secure yard
- Large front car parking area
- To be comprehensively refurbished
- Roller shutter loading door
- Air conditioned office space
- Kitchen
- Mezzanine storage



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Description

Unit 9 is a semi-detached warehouse unit with a front-loading roller shutter and offers a clear internal height of up to 4.68m. The unit benefits from a rare secure side yard of approximately 1,500 Sq.ft. The current configuration includes a first-floor office element and a storage mezzanine of approximately 880 Sq.ft.

The unit is undergoing comprehensive refurbishment with a focus on energy performance improvements.

Accommodation

Ground floor warehouse		2,859 Sq.ft		265.61 Sq.m
First floor office		618 Sq.ft		57.41 Sq.m
First floor storage		880 Sq.ft		81.75 Sq.m
TOTAL		4,357 Sq.ft		404.77 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 £36,750. 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.

Parking for up to 6 cars to the front, and approximately 6-8 in the secure side yard.

Location

Eastman Way is well located and leads directly onto the northern end of Maylands Avenue, the principal road of the Maylands Business Estate.

The unit has excellent transport links, only 2 miles from Junction 8 of the M1 motorway from where Junction 21 of the M25 is only 3 miles South.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population of circa 95,000. The town is also served by mainline railway with fast and frequent services to London Euston - a journey time of approximately 30 minutes.

EPC

The property has an EPC rating of D 97. Details available upon request.

The improvement works are expected to increase the EPC rating to B 33).

Terms

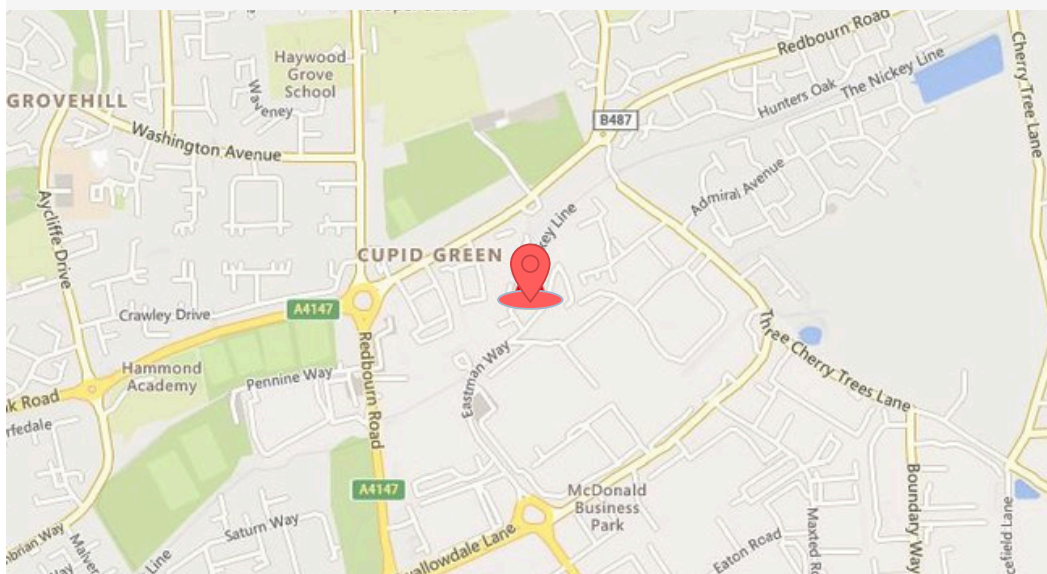
The property is available on a new lease on terms to be agreed.

Legal costs

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

Rent

£65,000 per annum exclusive.



For viewings contact

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