



■ Key features

- Detached unit.
- Substantial mezzanine.
- 2 level access loading door.
- 8m eaves height.
- 39 car parking spaces.
- Fully fitted offices at ground and first floor.
- Excellent access to Junction 8 M1 motorway.

■ Accommodation

Warehouse	10,668 Sq. ft	991.1 Sq. m
Ground Floor Office, Showroom, Canteen & Reception	6,313 Sq. ft	586.5 Sq. m
1st Floor Office	2,512 Sq. ft	233.4 Sq. m
Total GIA	19,493 Sq. ft	1,811 Sq. m
Mid-level mezzanine inc training room and archive storage	2,119 Sq. ft	196.9 Sq. m
Upper level mezzanine	13,676 Sq. ft	1,270.6 Sq. m
Total mezzanine	15,795 Sq. ft	1,467.5 Sq. m

The mezzanines can be left in situ (subject to separate negotiation).

■ Description

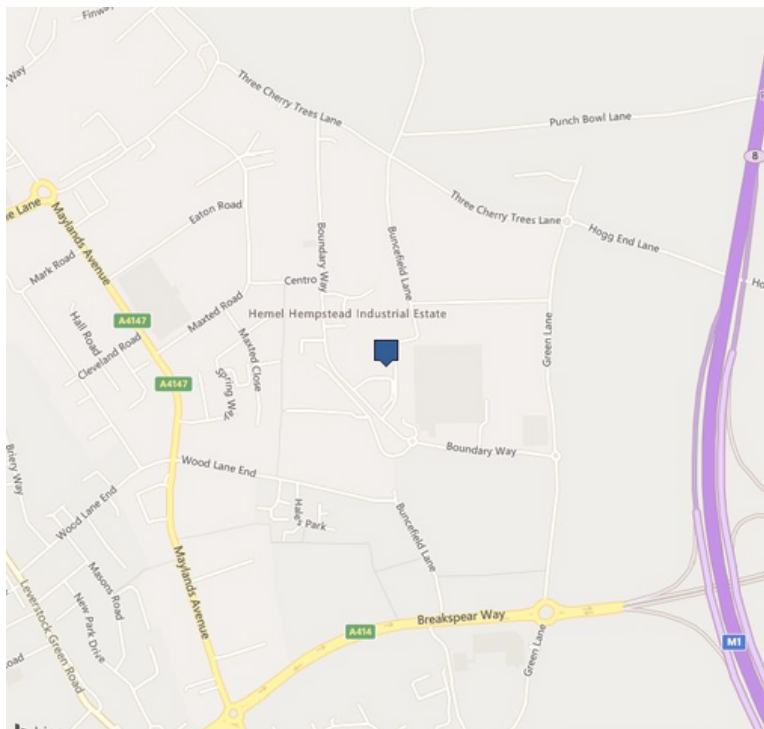
Unit C is a high quality detached unit constructed in 2001 and substantially refurbished in 2006. The unit is of steel portal frame with a mix of profile metal cladding and blockwork elevations under a pitched profile metal clad roof. The current occupier has carried out alterations to the building and recently refurbished including new WC accommodation.

For viewings contact:

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Location

Boundary Park, Boundary Way is situated in a prime logistics location on the successful Maylands Business Area of Hemel Hempstead. Accessibility by road is excellent being only 1 mile from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The town centre and access to the A41 dual carriageway is 2.5 miles distant.

Hemel Hempstead mainline railway station is 3 miles away from where there is a fast and frequent service into London Euston (journey time of approximately 30 minutes).

Boundary Park comprises three detached units on a landscaped estate. Unit C is located to the rear of the Park. Nearby occupiers include Thermofisher, Amazon, Cormar Carpets, Majestic Wine and UTC Aerospace.

Terms

The unit is available by way of assignment or a sub-lease on terms to be agreed.

The FRI reversionary lease is for a term of 10 years from 15 August 2018. There is a tenants break clause at 14 August 2023 subject to 9 months written notice and 2 months rent free at the start of year 6 if the break is not exercised. Lease expiry date 14 August 2028. The current rent passing is £178,200 (£9.14 per sq ft per annum exc - based on base area of 19,493 sq ft) which is subject to review at 15 August 2023.

VAT

Rent is subject to VAT at the prevailing rate.

Rates

The VOA website shows an entry in the 2017 rating list of £170,000. For rates payable for the year to 31 March 2021 please refer to the Local Rating Authority (Dacorum Borough Council 01442 228000).

EPC

Energy rating: C-63.

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