



AITCHISON RAFFETY



- Warehouse & mezzanine storage
- Air conditioned offices at first floor level
- Cafe fitted at ground floor
- Full height roller shutter loading door
- Conveyor belt for loading
- Parking for 4 cars

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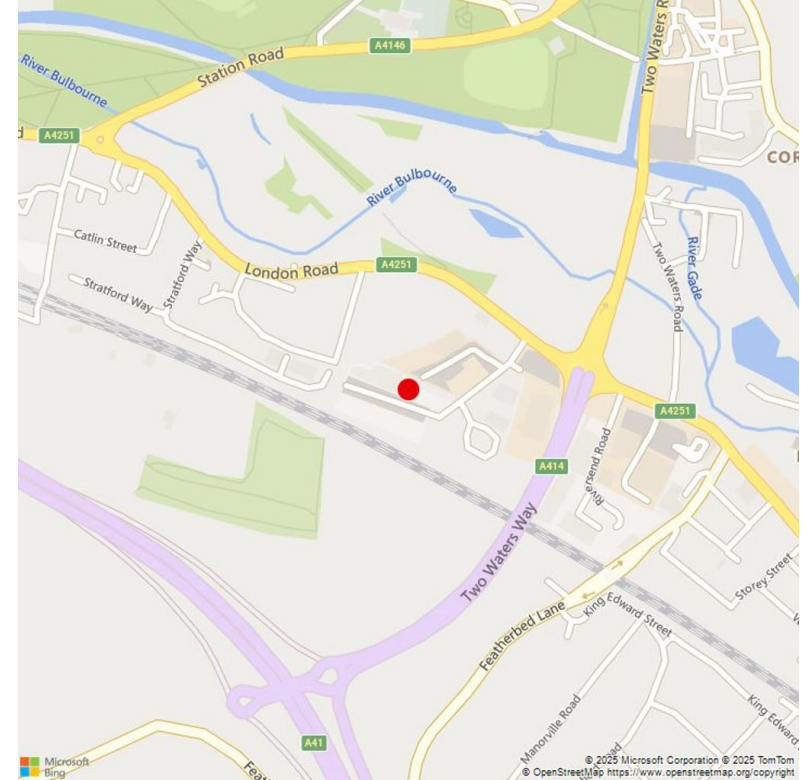
7 Chancerygate Business Centre, Hemel Hempstead, Herts, HP3 9HD

Warehouse or cafe/ leisure unit with Offices and Parking

From 3,019 - 6,277 Sq Ft (280.47 - 583.13 Sq M)

To Let

7 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead, Hertfordshire, HP3 9HD



Description

The space comprises a mid-terraced warehouse with two mezzanine floors above together with first floor offices all available to let on a new lease. The ground floor is fitted as a cafe and gym space. The unit benefits from a conveyor belt for loading the upper floors as well as a full height loading door.

The mezzanine storage can be removed if required

Location

Situated on a private estate off London Road, Hemel Hempstead close to the junction with the A41

M1 (Junction 8) 1.0 Mile
 M25 (Junction 21a) 1.5 Miles
 Watford 10.5 Miles

Floor Area

| | | |
|------------------------|--------------------|--------------------|
| Ground Floor | 2,378 Sq Ft | 220.92 Sq M |
| First Floor Offices | 641 Sq Ft | 59.55 Sq M |
| Subtotal | 3,019 Sq Ft | 280.47 Sq M |
| First floor mezzanine | 1,748 Sq.Ft | 162.39 Sq.M |
| Second floor mezzanine | 1,511 Sq Ft | 140.37 Sq M |
| Total space | 6,277 Sq Ft | 583.13 Sq M |

Rent

On application

Terms

A new lease is available. Terms to be agreed subject to regular rent reviews. The lease is to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

Business Rates

Rateable value £51,500. Rates payable 2025-26 £25,698.50

VAT

This property is subject to VAT.

Energy Performance Rating

EPC rating 54 - Band C

Viewings
 Strictly by appointment via the sole agents on 01442 220800, ian.archer@argroup.co.uk or connor.harrington@argroup.co.uk

AITCHISON RAFFETY
www.argroup.co.uk

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