



AITCHISON RAFFETY



- Warehouse & and small office
- Air conditioned offices at first floor level
- Full height roller shutter loading door
- Parking for 4 cars

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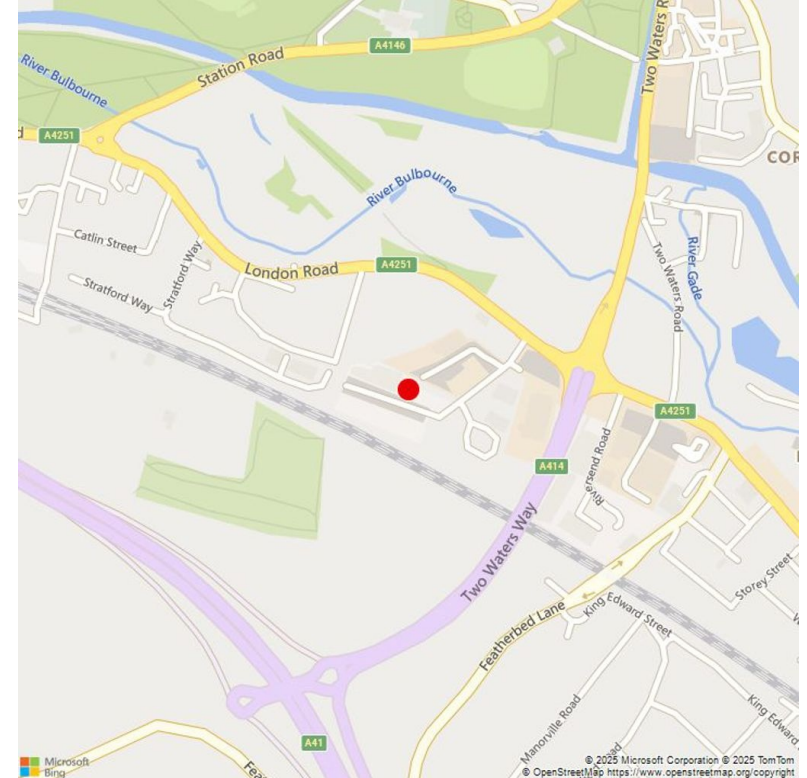
7 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead HP3 9HD

Warehouse Unit with Offices & Parking

Approx. 3,019 Sq Ft (280.47 Sq M) plus additional mezzanine storage available

To Let

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



Description

The space comprises a mid-terraced warehouse with first floor offices available to let on a new lease. The space benefits from a conveyor belt for loading the upper floors as well as a full height loading door.

There are 2 mezzanine storage floors of 1,750 sq ft & 1,500 sq ft available if required or they can be removed.

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
Total	3,019 Sq Ft	280.47 Sq M

Rent

£53,000 per annum exclusive

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. There will be a service charge to cover common costs-details upon application.

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 Ian Archer, 01442 220800, ian.archer@argroup.co.uk or Connor Harrington, 01442 220800, connor.harrington@argroup.co.uk

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