



Modern Warehouse in Hemel Hempstead - To Let/May Sell

22 Chancerygate Business Centre

Whiteleaf Road, Hemel Hempstead,
HP3 9HD

Warehouse

TO LET / FOR SALE

3,945 sq ft

(366.50 sq m)

- 7.38 metre eaves
- Electric roller shutter
- Comfort cooling to offices
- Gas central heating to offices
- Mezzanine floor including office
- 4 parking spaces
- 0.5 miles to A41
- Kitchen

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Summary

Available Size	3,945 sq ft
Rent	£55,000 per annum
Price	£750,000
Rates Payable	£16,841.25 per annum
Rateable Value	£33,750
VAT	Applicable
Estate Charge	£2,000 per annum
EPC Rating	E (123)

Description

An end of terrace warehouse unit built in 2007 with first floor offices.

A mezzanine has been installed adding additional offices and storage (total area: 1,246 sq ft).

Location

The property is situated on the south west side of Hemel Hempstead within approximately 150 metres of the A4251 close to the Aldi store.

The A41 is within 0.5 miles giving direct access to Junction 20 of the M25 (approximately 3.7 miles).

Junction 8 of the M1 is within 3.2 miles.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse	2,049	190.36
Mezzanine - Store	832	77.30
Mezzanine - Office	414	38.46
1st - Office	650	60.39
Ground - Covered Loading bay	163	15.14
Total	4,108	381.65

Terms

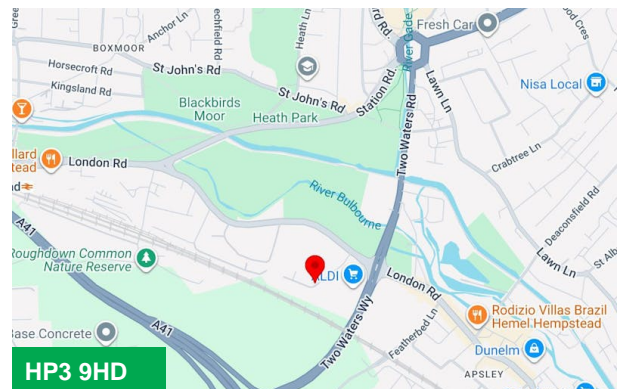
Available on a full repairing and insuring lease for a term to be agreed. The landlord may also consider selling the freehold for a sum of £750,000.

VAT

The property is VAT registered and therefore VAT will be charged on the rent, sale price and estate charge.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Harrison Hobbs

01923 604 025 | 07990 052 413

harrison.hobbs@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH