

# TO LET

6,991 Sq Ft (649.46 Sq M)

- › Full height shutter door
- › Minimum eaves 7.27m
- › 10 parking spaces
- › First & Second floor offices
- › WC and Kitchenette Facilities

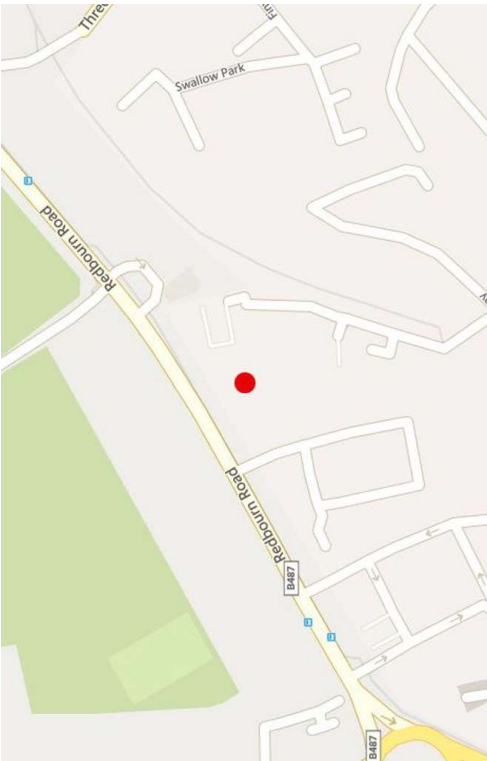


## 12 Heron Business Park

Eastman Way, Hemel Hempstead Industrial Estate, Hemel Hempstead, HP2 7FW

Contact: Hugo Harding or Matthew Bowen  
Tel: 01727 575 445  
[eddisons.com](http://eddisons.com)





## Location

- Well-established industrial and commercial estate situated within the Maylands Business Area of Hemel Hempstead
- Junction 8 of the M1 2 miles away
- Junction 21A of the M25 6 Miles away
- Excellent connectivity to key transport links
- Seamless connectivity to London, the Midlands, and the wider UK motorway network



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Google Maps

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## Description

- The property comprises an end of terrace warehouse unit of steel portal frame construction and profile metal cladding
- The building has ground, first and second floor ancillary space, comprising of office space along with kitchen and toilet facilities
- The unit has a minimum eaves height of approximately 7.27M and maximum of 9.14M
- The building further benefits from a full height roller shutter door and 10 car parking spaces

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £115,000 per annum. VAT is payable.



## Accommodation (Gross Internal Area\*)

Ground Floor	472.77 SQ M	5,089 SQ FT
First Floor	88.16 SQ M	949 SQ FT
Second Floor	88.53 SQ M	953 SQ FT
Total	649.46 SQ M	6,991 SQ FT

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-79

**Business Rates:** The rateable value is £96,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Service Charge: Applicable

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## Contact:

HUGO HARDING

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MATTHEW BOWEN

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