

TO LET
INDUSTRIAL/LEISURE

 GRAHAM
SIBBALD

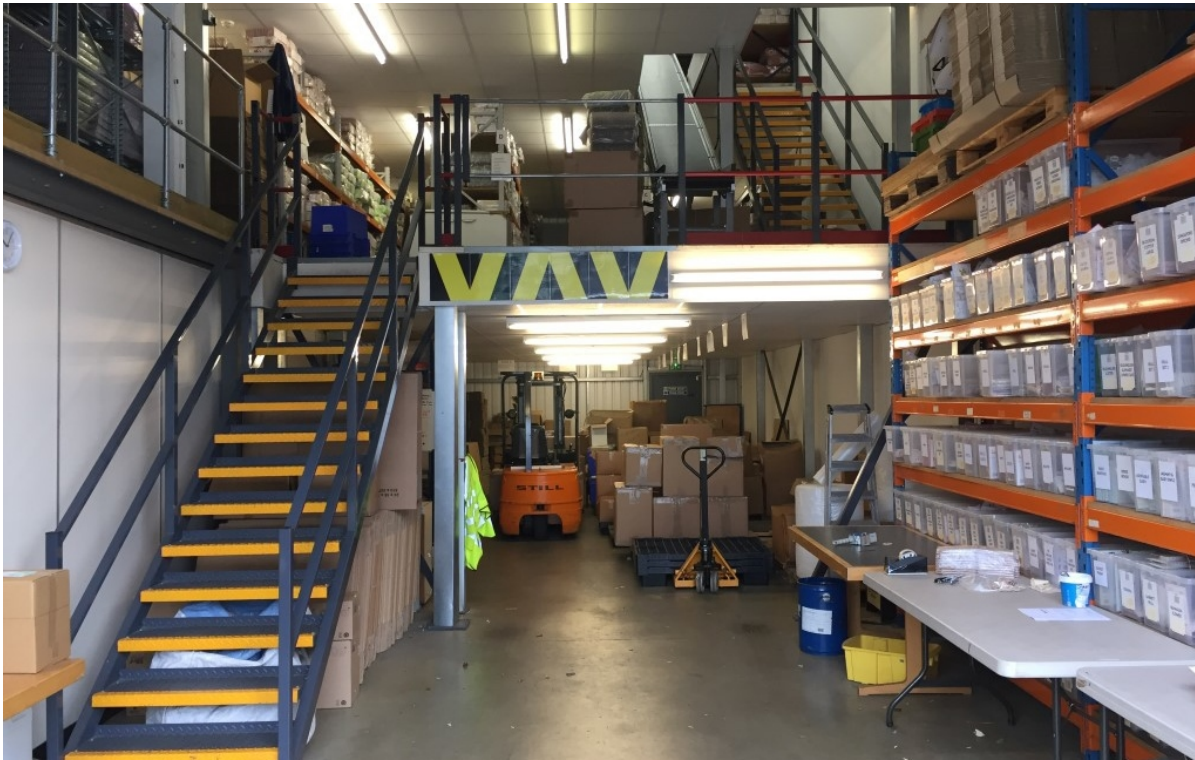


7 Chancerygate Business Centre,
Whiteleaf Road, Hemel
Hempstead, Hertfordshire, HP3
9HD

- 3,019 sq.ft Warehouse Unit & Parking
- Air-conditioned office at first floor
- 6.1m eaves height with full height roller shutter loading door
- Close to A41 junction

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



DESCRIPTION

The space comprises a mid-terraced warehouse with first floor offices available to let on a new lease.

ACCOMMODATION

The space comprises a mid-terraced warehouse with two mezzanine floors above together with first floor offices.

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

The mezzanine floors can be left if required or removed

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

RATEABLE VALUE

Rateable value £68,000. Rates payable approx £32,640 subject to possible phasing relief

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

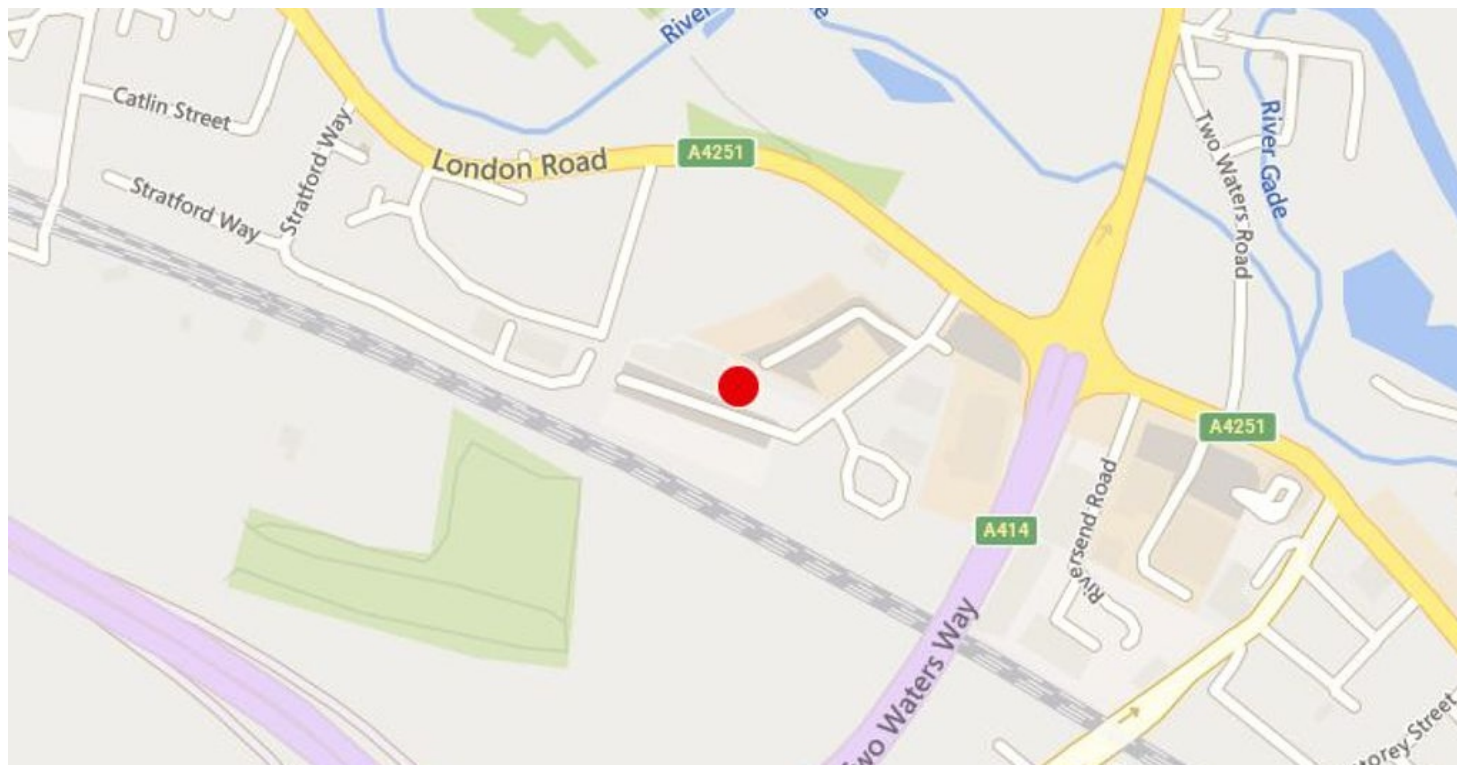
EPC rating 54 - Band C

QUOTING RENT

£53,000 Per Annum

TENURE

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.



To arrange a viewing please contact:



IAN ARCHER

Director

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CONNOR HARRINGTON

Commercial Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.