



To Let/For Sale

Unit 8 Heron Business Park, Eastman Way, Hemel Hempstead, Herts, HP2 7FW

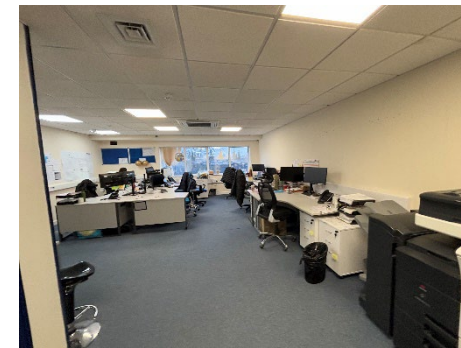
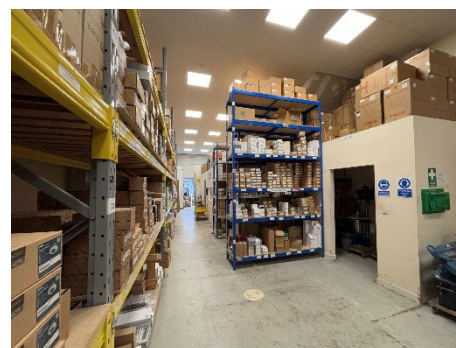
 £1,400,000 for the Freehold or To Let £96,000 per annum

 8,030 Sq Ft / 745.99 Sq M

 Modern warehouse and office unit with B1 and E use classes.

 Spacious warehouse with 13 ft eaves height with large roller shutter doors. Ground and first floor offices benefitting from private and open plan offices with staff facilities.

 Parking for eight cars to the front of the premises.



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Location

The property is located at Heron Business Park, Eastman Way, Hemel Hempstead offering an ideal base for businesses requiring excellent transport links. Situated just minutes from the M1 motorway(Junction 8), the unit provides quick and easy access to London, the Midlands and beyond. The A41 is also nearby, connecting the property to the wider Hertfordshire area and the M25 for access to the national motorway network.

Hemel Hempstead Railway Station is within a short drive, providing frequent train services to London Euston(in under 30 minutes) and other major destinations. Local bus services also connect the business park to the town centre and surrounding areas.

Accommodation

Ground Floor Warehouse Area	2,209 sq ft	205 sq m
Ground Floor Offices	1,924 sq ft	178 sq m
First Floor Offices	3,897 sq ft	362 sq m
Total	8,030 sq ft	745 sq m

Description

Modern warehouse and office unit with B1 and E use classes, it provides the perfect environment for both operational activities and professional office work, making it suitable for a variety of industries. The property is divided across the ground and mezzanine floors.

The ground floor comprises a reception and lobby area, providing a professional first impression for visitors. Staff facilities are well appointed with a fully equipped kitchen and break room, as well as separate ladies and gents w.c.'s. Three private offices are included. The ground floor warehouse area comprising high 13 ft ceiling and large roller shutter doors.

The first floor is designed primarily as office space, offering two large open plan areas that can comfortably accommodate 50-60 desks. In addition, there are eight private offices, a kitchenette and staff toilet. The property is equipped with two lifts (currently under repair, with planned upgrades). Air conditioning throughout the property ensures a comfortable working environment.

Parking for eight cars to the front of the premises.

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

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Terms & Tenure

The premises are either available to let at a rental of £96,000 per annum exclusive or for sale freehold at a price of £1.4 million.

EPC

The EPC rating for the property is TBC.

Rates

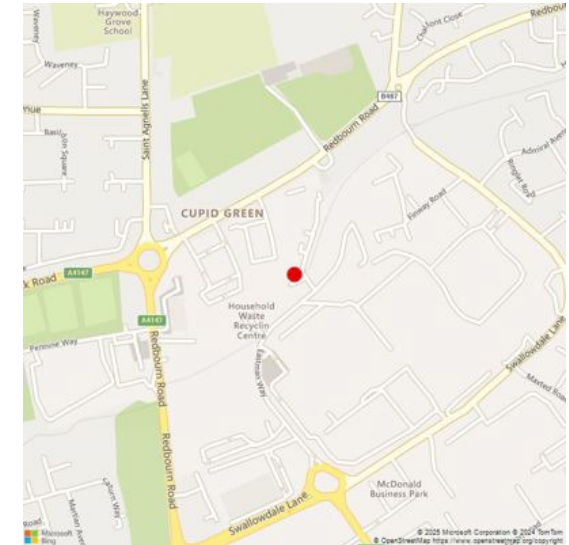
Rateable Value £72,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.



Viewing

Strictly by appointment only please contact:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk