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# Warehouses

*6 individual units (up to 37,434 sq ft)*

## To Let

Haresfoot Farm, Haresfoot Park

Berkhamsted HP4



## Location

Situated just off the A41 a major A road with direct access to the M25. The units are located off Whitehill Road and can be accessed via car, van or lorry, if required.

## Description

Comprising 6 individual units with on-site parking and external shared WC's arranged as follows:

### Unit 10

Arranged as a large open plan unit with pitched roof featuring a large roller shutter and plenty of natural light via Perspex roof panels. Ceiling height 7.4m.

### Unit 11

Arranged as open plan with floor to ceiling height of 8.5m. Featuring a large roller shutter of 5.8m.

### Unit 13

Brick built building arranged over ground and 1st floor which was previously used as a trade counter and would suit the same use or office and pure storage.

### Unit 14a

Barn style storage unit currently being used as a workshop but would be ideal for storage or other uses. There is a large electric roller shutter.

### Unit 15/16

Large unit featuring 2 roller shutters, space heating, fire alarm and intruder alarm. The unit is arranged with mezzanine office space and a ground floor office. The mezzanine could be deconstructed to create an entirely open plan unit, if required.

### Unit 22

Large open plan unit with pitched roof featuring a large roller shutter and plenty of natural light via Perspex roof panels. Ceiling height 7.4m.

## Terms

Available on either a full repairing and insuring lease or a licence for a term up to 3 years

## Areas & Rent

| UNIT       | AREAS                    | PRICE       |
|------------|--------------------------|-------------|
| Unit 10    | 11,559 sq ft (1074 sqm)  | £115,000 pa |
| Unit 11    | 3305 sq ft (307 sq m)    | £35,000 pa  |
| Unit 13    | 1572 sq ft (146 sq m)    | £17,000 pa  |
| Unit 14a   | 430 sq ft (40 sq m)      | £12,000 pa  |
| Unit 15/16 | 6727 sq ft (625 sq m)    | £70,000 pa  |
| Unit 22    | 13,841 sq ft (1286 sq m) | £149,000 pa |
| Total area | 37,434 sq ft (3478 sq m) |             |

## Business Rates

Dacorum County Council - Rateable value TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

EPC - Applied for.

## Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



**UNIT 11**





UNIT 13





UNIT 13



## UNIT 13



UNIT 14a





These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## Viewing

By appointment only via Sole Agents:

0208 559 1122

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