

UNIT 3 HATTON HOUSE FLAUNDEN

HP3 OPQ

bf.

brasierfreeth.com

Single Storey Purpose Built Workshop - To Let - 1,796 Sq.ft (166.85 Sq.m)

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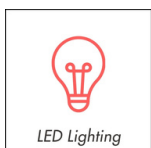
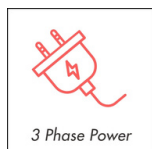
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Industrial Space
TO LET

KEY DETAILS

- Single storey industrial unit
- Quiet countryside setting on the edge of the village of Flaunden
- Roller shutter
- 3 phase power
- WC
- LED lighting
- BT Comms for wi-fi access
- Clear height of 2.2 metres
- Dedicated car parking area (approx. 3 spaces)

AMENITIES



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Unit 3	166.85	1,796

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

Unit 3 is a single storey purpose built workshop with a WC. The unit also benefits from 3 phase power, electric roller shutter, LED lighting and a clear height of 2.2 metres.

The unit will be allocated a dedicated parking area, with room for approximately 3 parking spaces.

Unfortunately, no motor use is permitted.

TERMS

The unit is available on a new lease term.

RENT

£18,000 per annum exclusive.



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LOCATION

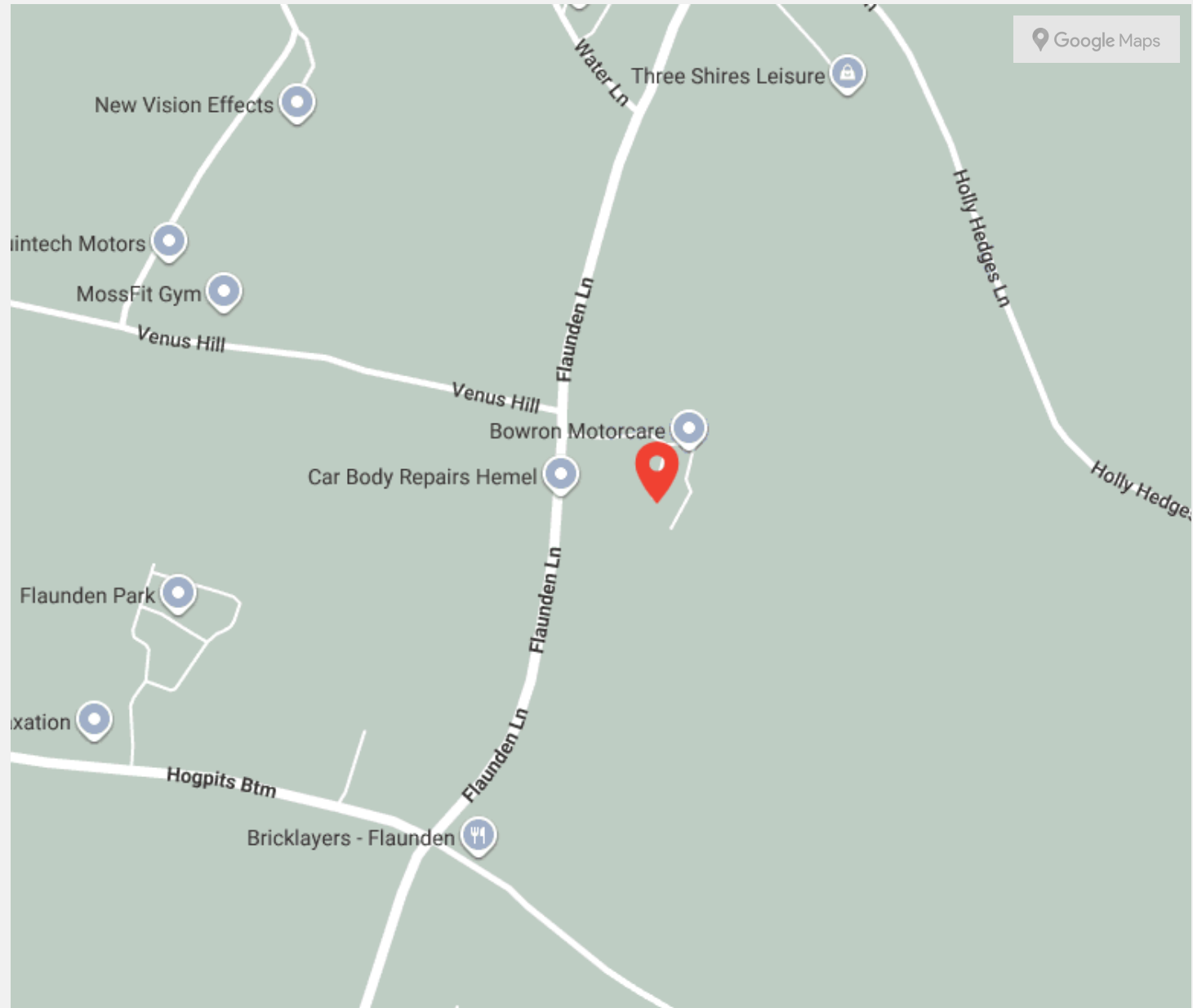
The property is located on Flaunden Lane, directly South of Bovington (2.5 miles) and West of Kings Langley (4 miles) and Hemel Hempstead (5.5 miles), which all give good access to the A41. Flaunden is a rural village and has single road access only, access would be limited to large cars & vans only, HGVs are likely to have access issues. Junction 20 of the M25 is approximately 5 miles distant.

TRANSPORT

- ▲ Bovington - 2.5 miles
- ▲ Kings Langley - 4 miles
- ▲ Hemel Hempstead - 5.5 miles
- 🛣️ M25 (J20) - 5 miles

EPC

To be confirmed.



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BUSINESS RATES

The current rating will be subject to reassessment, we estimate the Rateable Value for Unit 3 to be approximately £12,235. The rates payable will be a proportion of this figure.

Occupiers may qualify for Small Business Rates Relief, subject to the occupier's circumstances. Interested parties are advised to make their own enquiries with the Local Rating Authority, Dacorum Borough Council - 01442 228000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not applicable to the rent.



CONTACT

GET IN TOUCH

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