



Modern Warehouse For Sale in Hemel Hempstead

Unit 10 Chancerygate Business Centre

Whiteleaf Road, Hemel Hempstead,
HP3 9HD

Warehouse

FOR SALE

3,385 sq ft

(314.48 sq m)

- 7.74 max eaves
- Electric roller shutter
- Electrical heating to offices
- Mezzanine floor storage, kitchenette and WC facilities
- 4 parking spaces
- 0.5 miles to A41

Unit 10 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead, HP3 9HD

Summary

Available Size	3,385 sq ft
Price	£720,000
Rates Payable	£22,205.50 per annum
Rateable Value	£44,500
Service Charge	£2,000 per annum An estate charge is payable toward maintenance of common areas of the estate
VAT	Applicable
EPC Rating	D (91)

Description

An end of terrace warehouse unit built in 2007 with first floor offices and four allocated car parking spaces.

A mezzanine has been installed adding additional storage.

Location

The property is situated on the south west side of Hemel Hempstead within approximately 150 metres of the A4251 close to the Aldi store.

The A41 is within 0.5 miles giving direct access to Junction 20 of the M25 (approximately 3.7 miles).

Junction 8 of the M1 is within 3.2 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,091	194.26
1st - Office	684	63.55
Mezzanine	610	56.67
Total	3,385	314.48

Terms

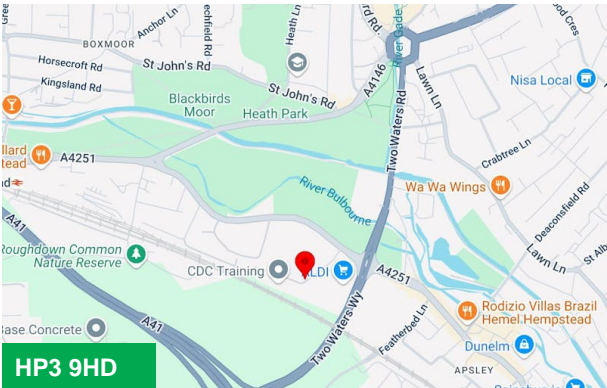
The freehold of the unit is available at £720,000.

VAT

The property is VAT registered and therefore VAT will be charged on the rent and estate charge.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

Harrison Hobbs

01923 604 025 | 07990 052 413
harrison.hobbs@stimpsons.co.uk

Philip Cook

01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH