

TO LET
Industrial

**Lambert
Smith
Hampton**

Established Business Unit

Unit 1 Maxted Park, Maxted Road, Hemel Hempstead, Hertfordshire HP2 7DZ

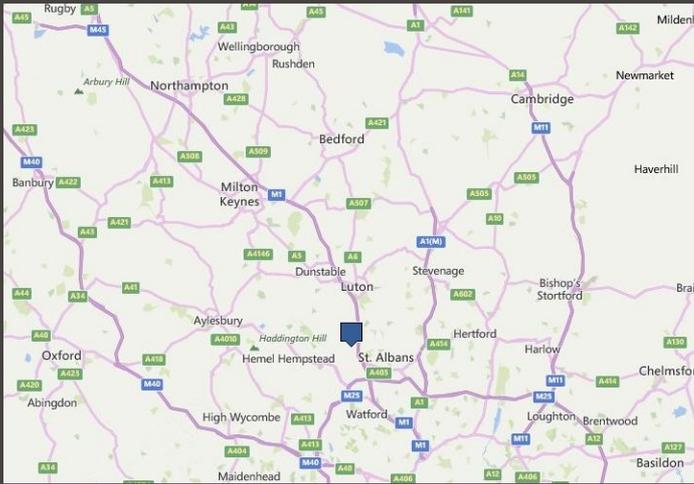


4,395 Sq Ft (408.30 Sq M)

- ✓ **Electric loading door**
- ✓ **Trade counter**
- ✓ **5 parking spaces**
- ✓ **5m eaves**
- ✓ **Three phase power**
- ✓ **Estate security barrier**

Lambert Smith Hampton
2 Victoria Square , St Albans, Hertfordshire AL1 3TF T: 01727 834 234

Unit 1 Maxted Park, Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DZ



LOCATION

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 90,000 and is approximately 25 miles north west of central London. The property is located within Maylands Business area which has excellent accessibility by road, being only two miles from J8 of the M1 from where the strategic junction with the M25 (J21) is only 6 miles

DESCRIPTION

Maxted Court is situated off Maxted Road one off the principle estate roads within the Maylands Business area. The unit comprises of steel portal frame construction with elevations of brickwork and profiled steel cladding which includes large electric surface loading door and mezzanine area.

- Electric loading door
- Trade counter
- 5 parking spaces
- 5m eaves
- Three phase power
- Estate security barrier
- Trade counter entrance electric shutter
- Modern unit

ACCOMMODATION

Gross internal areas	Sq Ft	Sq M
Warehouse	3,649	338.99
Mezzanine	746	69.3
Total	4,395	408.3

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

The rateable value of the property is £29,250 and the current rate in the pound is 49.3 pence (2018/2019).

RENT

The unit is available on a new full repairing and insuring lease. Rent on application.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of A-24. A copy of the certificate is available on request.

08-Mar-2019

www.lsh.co.uk

© Lambert Smith Hampton

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

**Lambert
Smith
Hampton**

Ben Rowe
01727 896203
browe@lsh.co.uk