LEASE ASSIGNMENT



23-25 Chancerygate Business Centre Whiteleaf Road, Hemel Hempstead, HP3 9HD

Industrial unit to Let in Hemel Hempstead

4,783 sq ft (444.36 sq m)

- Excellent connectivity to M1 and M25
- 15 Parking spaces
- Large forecourt
- Modern industrial unit
- Mezzanine storage area

23-25 Chancerygate Business Centre, Whiteleaf Road, Hemel Hempstead, HP3 9HD

Summary

Available Size	4,783 sq ft
Passing Rent	£81,311 per annum
Rateable Value	£75,500
EPC Rating	Upon enquiry

Description

Modern industrial unit, constructed in 2007, comprising of three interconnecting shop spaces, each with its own separate roller shutter door, situated at the end of a terrace. The property benefits from a large forecourt at the front, providing parking for approximately 15 cars. The tenant has added a mezzanine storage area above the office space. The unit provides a functional layout ideal for a range of industrial operations.

Location

Located off London Road (A4251) close to the junction connecting to Two Waters way (A414), providing direct access to the town centre and the M1 motorway. The site benefits from excellent connectivity to the national motorway network, with junction 8 of the M1 just a short drive away, linking to London and the midlands, junction 20 of the M25 is 3.5 miles to the south.

The surrounding area is home to a number of established industrial and commercial occupiers, including Dulux Decorator, Halfords and CRC Flooring Supplies Ltd to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,783	444.36
Total	4,783	444.36

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

The property is available by way of assignment of the existing lease, which commenced on 10.10.2023 and is set to expire on 10.10.2028. The passing rent will increase as follows: from £81,311 per annum to £83,702 per annum on the second anniversary, to £86,094 per annum on the third anniversary, and to £88,485 per annum on the fourth anniversary.





Viewing & Further Information

George lves

020 7491 7323 | 07442 424 528 george.ives@htc.uk.com

Rob Amey

020 7788 3813 | 07801 415642 rob.amey@htc.uk.com

Jonathan Moore 07999041713 jonathan.moore@htc.uk.com

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract[] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness.] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor[] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction[] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication They have not been tested and we give no warranty as to their condition or operation]. No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees must have been solid or withdrawn[] Unless expressly stated on purchasers or lessees must be accepted for any expenses incurred by the intending purchasers or lessees and the avert present or undertayned. They are not been tested and we give no warranty as to their condition or operation]. No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been solid or withdrawn[]. Unless expressly stated and purchasere constru