



**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

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

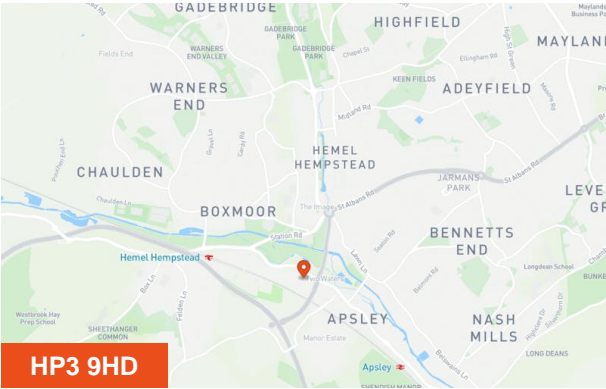
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

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

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