

1 Enterprise Way, Maxted Close

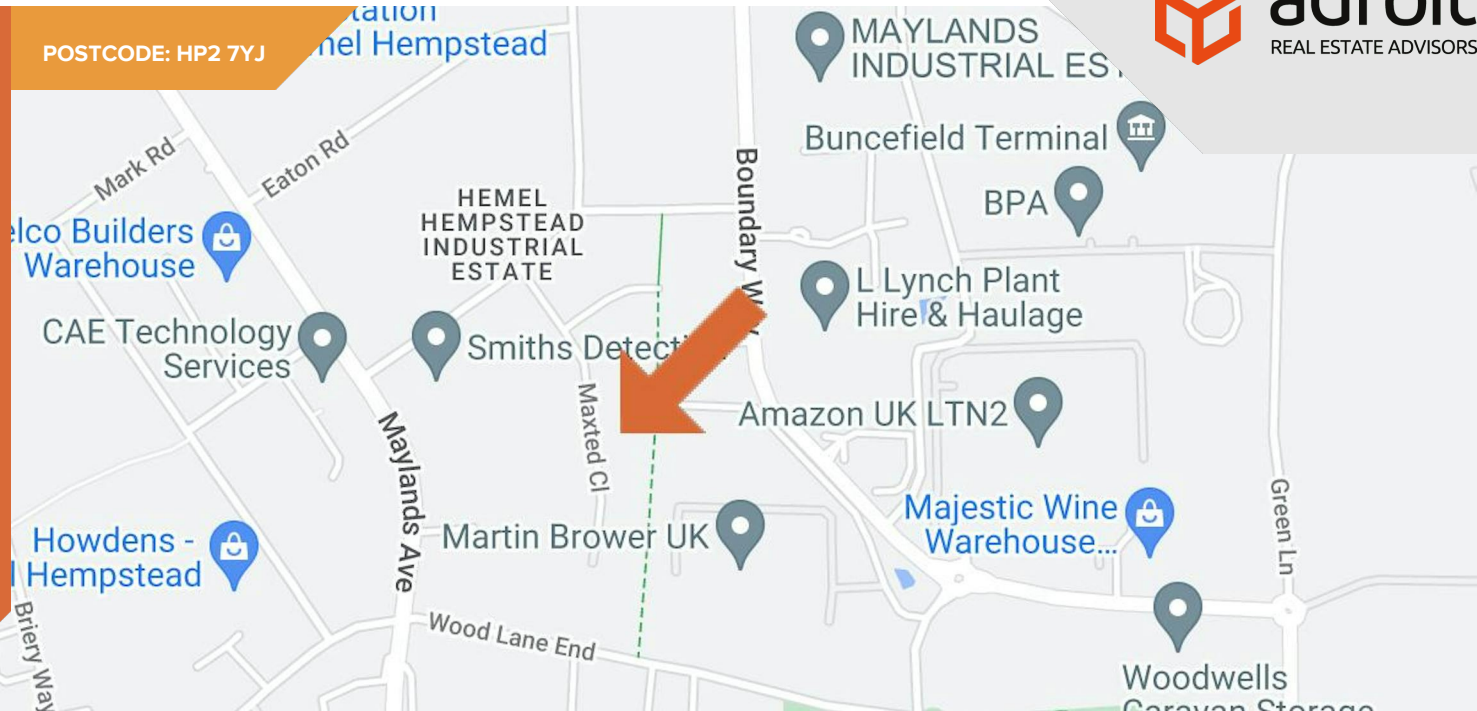
Hemel Hempstead, HP2 7YJ



TO LET

12,345 sq ft (1,146.89 sq m)

- Only £7 per sqft
- Flexible Leases Available
- Established business location
- 1 level access loading door
- 43 parking spaces
- Passenger lift



Description

Unit 1 Enterprise Way is a modern detached two storey unit providing warehouse/office accommodation on the ground floor and offices throughout the first floor. The warehouse is accessible via a single ground level loading door with separate pedestrian access into the unit leading directly into the glazed reception area. The unit also benefits from a passenger lift and 43 car parking spaces.

Location

This detached unit is located within the established Maylands Estate and is accessible directly from Maxted Close. Enterprise Way is just over a mile from the M1 (J8) and 5 miles to the M25 (J21). Maylands Avenue is only moments away providing amenities inc Tesco Express, Greggs ad Starbucks. The town of Hemel Hempstead is approximately 25 miles north west of London and benefits from a mailing station (approx 3 miles) providing regular direct links to London Euston in approximately 25 mins.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
GF Warehouse/Office	6,133	569.77
1st Floor Office	6,212	577.11
Total	12,345	1,146.88



Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

C (68)

Availability

Available Immediately

Rent

£7.00 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Brasier Freeth LLP

Adroit Real Estate Advisors



Mark Gill

T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk



Lloyd Spencer

T: 01582 320009
M: 07768 480937
lspencer@adroitrealestate.co.uk

Brasier Freeth LLP

Felix Sharman

T: 01442 298810
M: 07712 431588

Claire Madden

T: 01442 298806
M: 07540107824



www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 13/05/2024