



**AITCHISON
RAFFETY**



- Secure yard
- Height 4.58m to beam
- Electric roller shutter door
- 3-phase power
- Office at first floor
- Partial mezzanine storage

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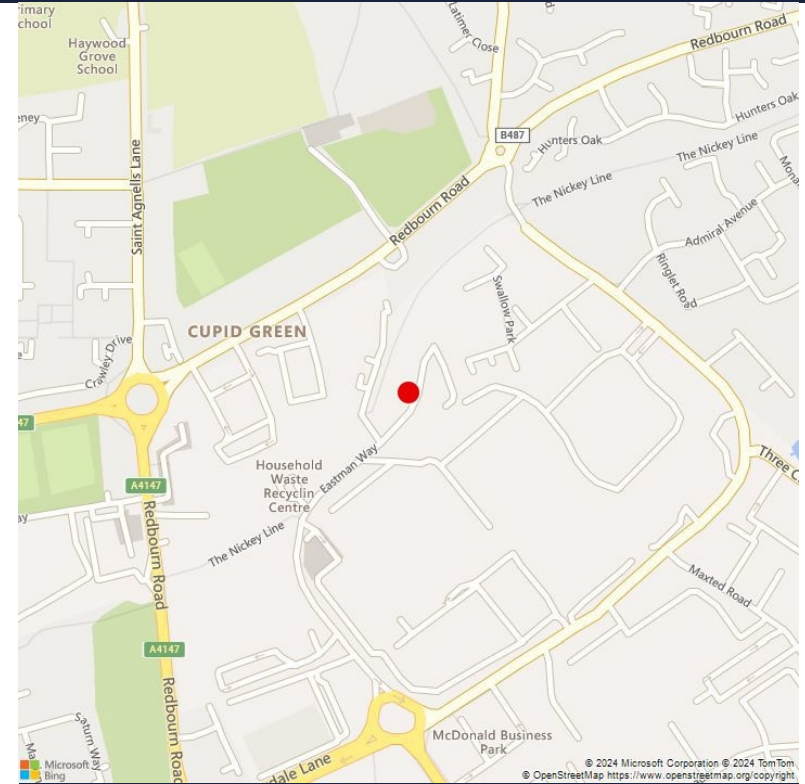
Unit 9, Eastman Way, Hemel Hempstead, Hertfordshire, HP2 7DU

Workshop Unit with Secure Yard

Approx. 4,296 Sq Ft (399.1 Sq M)

For Sale

Unit 9, Eastman Way, Hemel Hempstead, Hertfordshire, HP2 7DU



Description

The property comprises a corner unit to the rear of a cluster of 4 workshops in Eastman Way. There is parking in front of the unit for approx 5 cars plus a fenced yard at the rear. The unit has first floor offices and a small mezzanine storage floor. The working height is circa 4.85m, with the apex of the roof is 6m. There is 3-phase power.

Location

Situated on the Maylands Business Area, the main industrial estate in Hemel Hempstead the property is on a small private estate off Eastman Way at the northern end of Maylands Avenue.

Floor Area

Ground Floor	2,840 Sq Ft	263.84 Sq M
First Floor	617 Sq Ft	57.32 Sq M
Mezzanine	839 Sq Ft	77.94 Sq M
Total	4,296 Sq Ft	399.1 Sq M

Price

£895,000

Business Rates

The rateable value is understood to be £36,750, resulting in an estimated rates bill for 2024-25 of £18,338. However purchasers are advised to get their own advice on this.

VAT

The Property is not elected for VAT and therefore is not payable on the price

Energy Performance Rating

Band D - 98

Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, ian.archer@argroup.co.uk or Elliot Lusby-Park, 01442 220800, elliot.lusby-park@argroup.co.uk



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