

3 MAXTED ROAD | HEMEL HEMPSTEAD | HP2 7DX

TO LET



**INDUSTRIAL BUILDING IN A PRIME M25 TOWN**  
**13,109 SQ FT (1,217 SQ M)**

## Location

The property is situated in Maxted Road close to its junction with Boundary Way on the well located and popular Maylands Business Area of Hemel Hempstead. Junction 8 of the M1 motorway is less than 1.5 miles away from where the strategic junction with the M25 is only 3 miles further to the south. The route to the motorway is straightforward and access is good for large vehicles.

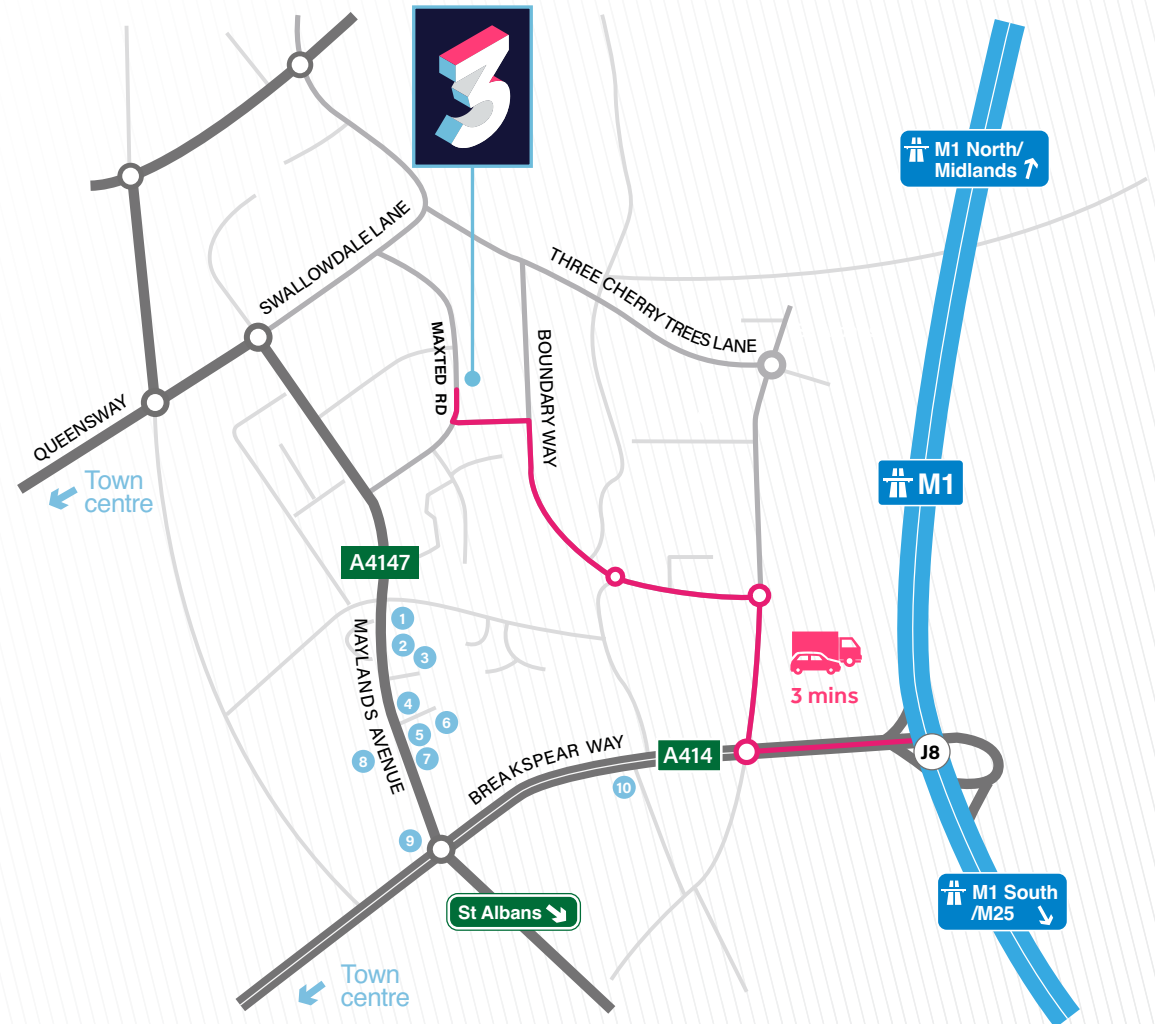
Hemel Hempstead town centre is around 3 miles away from where there is access to the A41 dual carriageway which provides rapid alternative access to Junction 20 of the M25 at Kings Langley.

Hemel Hempstead is a prime location for distribution and one of the principal commercial centres of Hertfordshire with a population in excess of 100,000 and due to grow significantly in future years. It is located approximately 25 miles north-west of central London and 7 miles equidistant from Watford and St Albans. Luton airport is around 12 miles away and Heathrow airport 25 miles.

Postcode: **HP2 7DX**  
 Google Maps: [Click here](#)  
 what3words: [///tricky.causes.zips](https://tricky.causes.zips)

M1 Junction 8	3 mins
Hemel Hempstead Town Centre	8 mins
M25 Junction 21a	7 mins
Hemel Hempstead Train Station	10 mins
St Albans Train Station	18 mins
Watford	18 mins
Milton Keynes	40 mins
Central London	69 mins

Source: Google Maps



### KEY



- |                  |                    |
|------------------|--------------------|
| 1. Starbucks     | 6. Nuffield Health |
| 2. Tesco Express | 7. Costa           |
| 3. Greggs        | 8. KFC             |
| 4. Aldi          | 9. Travelodge      |
| 5. McDonald's    | 10. Holiday Inn    |

## Description

3 Maxted Road comprises a well presented, semi-detached industrial unit incorporating a two storey office section to the front.

The warehouse is 'L' shaped with access via two loading doors to the side of the property. It has a mono pitched roof rising from 6m up to the party wall at approximately 9m. Heating to the warehouse is by two gas fired blower heaters with recirculating fans.

The two storey offices to the front are provided with air conditioning at both levels and the accommodation is primarily open plan.

A substantial mezzanine floor has been installed over part of the warehouse. One level loading door is currently not in use due to the configuration of the mezzanine.



## Key features

- 11 on site car spaces included in demise, there is a right of way between the spaces for access
- Gated side loading / yard area
- Up to 9m height
- Two storey, air conditioned, open plan offices
- Two full height roller shutter doors

## Accommodation

	Sq ft	Sq m
Two storey offices	2,809	261
Industrial area	10,300	957
<b>TOTAL GIA</b>	<b>13,109</b>	<b>1,218</b>
Mezzanine floor	3,039	287

## Tenure

The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of The Landlord & Tenant Act 1954.

## Rent

£196,635 per annum exclusive which equates to £15 per sq ft.

## EPC

The property has an Energy Performance rating of B/46.

## Rates

The VOA website shows an entry in the 2023 Rating List of £134,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## Legal costs

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



## Further Information

For further information or to arrange to view please contact the sole agents;

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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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