

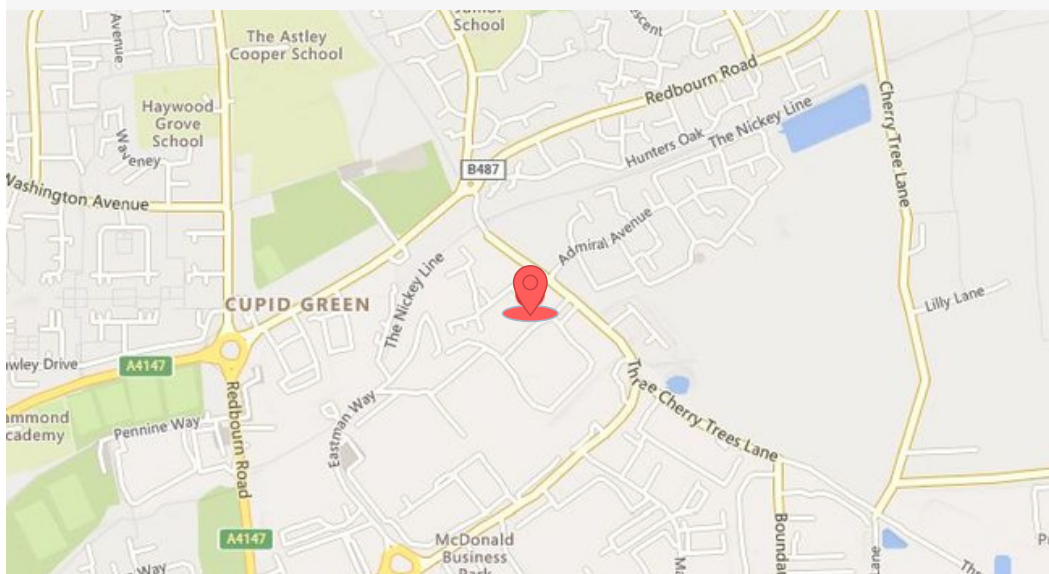
6 Finway Road |  
Hemel Hempstead |  
HP2 7PT

Warehouse Unit with Rear Yard |  
To Let | 11,983 Sq.ft



### Key features

- To be comprehensively refurbished
- Rare secure rear yard
- 6m clear height
- Loading apron & full height access door
- 20 car parking spaces (planning to extend allocation)
- 1.5 miles to M1 (J8)



## 6 Finway Road | Hemel Hempstead | HP2 7PT

### Description

Unit 6 is an end terraced steel portal frame warehouse, boasting 6m clear height and a rare secure yard to the rear of the property (via a right of way behind Units 7 and 8 Finway Road).

The warehouse is accessed through a full height roller shutter, with large loading apron. The office space is across two floors and includes WCs on each floor and a single kitchen.

The building offers 20 car parking spaces to the front (with planning to extend to 42, with double parking).

The unit is to be comprehensively refurbished with focus on both cosmetic and energy performance enhancements.

### Location

Finway Road is located in the established industrial area of Maylands Business area of Hemel Hempstead. Finway Road is accessed off Swallowdale Lane on the northern edge of the estate.

Access to Junction 8 of the M1 is straightforward and is only 1.5 miles away, and in addition the strategic junction of the M1 and M25, is only 3 miles South.

Hemel Hempstead town centre is approximately 3 miles away, and offers access to the mainline station offering a fast and frequent service into London (to London Euston in approximately 30 minutes).

### Rent

£190,000 per annum exclusive.

### Accommodation

Warehouse	10,035 Sq.ft	932.23 Sq.m
GF Office	908 Sq.ft	84.33 Sq.m
FF Office	1,040 Sq.ft	96.63 Sq.m
<b>Total GIA</b>	<b>  11,983 Sq.ft</b>	<b>  1,113.19 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### 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 1954.

### Rates

The VOA website shows an entry in the current Rating List of £114,000. The rates payable will be a proportion of this figure.

For rates payable, please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

### EPC

An EPC has been commissioned and is awaited.

### Legal costs

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

### For viewings contact

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