



PROLOGIS PARK HEMEL HEMPSTEAD

BLOSSOM WAY
HEMEL HEMPSTEAD
HP2 4ZB



DETACHED WAREHOUSE / INDUSTRIAL UNIT WITH LARGE SECURE YARD
22,410 sq ft (2,082 sq m)



Key Features



Description

DC7 is a modern detached unit of steel portal frame construction on the Prologis Park, Hemel Hempstead Industrial Estate. DC7 sits prominently at the entrance of the estate.

The unit benefits from a rare, secure yard totalling 17,790 sq ft and extending to 40m depth.

Other key features include:

- Two level access up and over loading doors.
- 8m clear internal height
- LED Warehouse lighting
- Separate allocated car park with 24 parking spaces
- Flexible use undercroft space
- Fitted first floor offices with kitchenette
- Male / Female WCs
- Passenger and light goods lift

Accommodation

Approx Gross Internal Area	Sq Ft	Sq M
Ground Floor	20,291	1,885
First Floor Office	2,119	197
TOTAL	22,410	2,082
Secure Yard	17,790	1,653



TWO LEVEL ACCESS
LOADING DOORS



LARGE SECURE YARD
WITH 40M DEPTH



8M CLEAR INTERNAL
HEIGHT



SEPARATE
CAR PARK



FITTED FIRST FLOOR
OFFICE SPACE



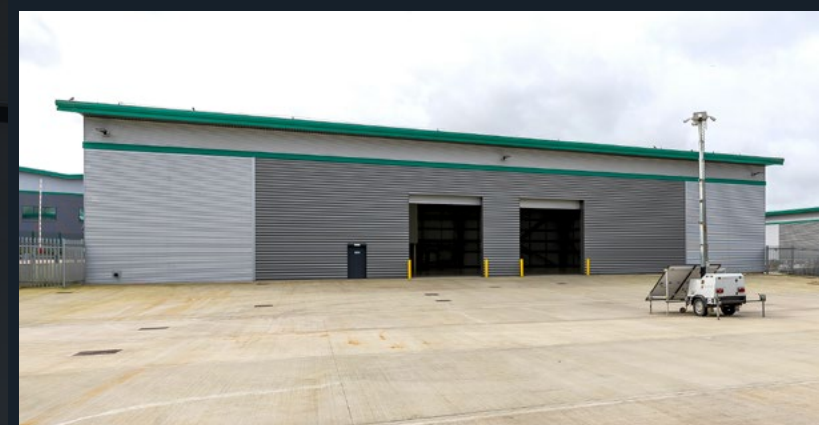
LESS THAN ONE MILE
FROM JUNCTION 8 - M1



EPC A:10



PHOTOVOLTAIC (PV)
PANELS ON THE ROOF

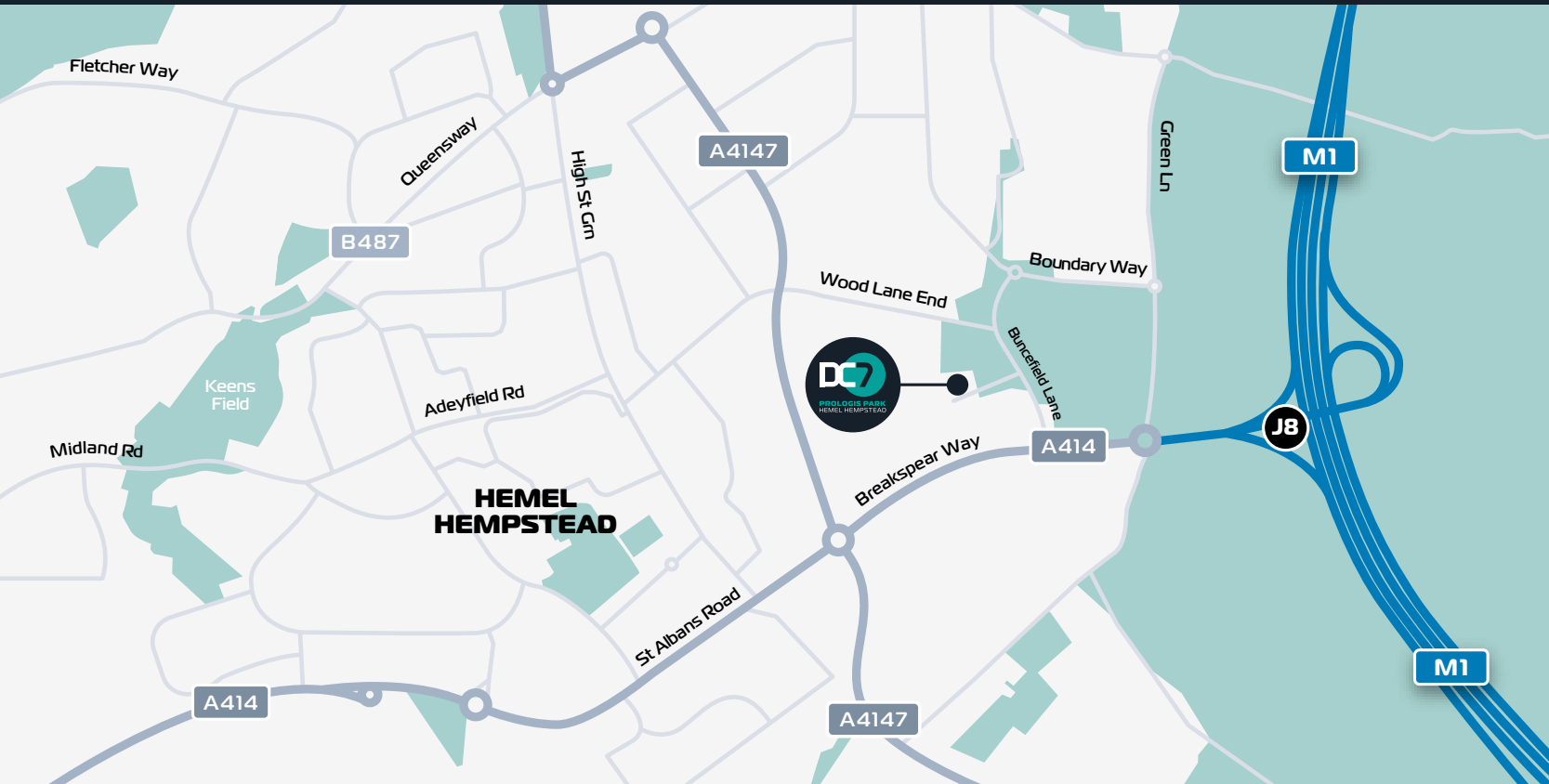


Location

DC7 is located at the entrance of the established Prologis Park, Hemel Hempstead industrial estate. Situated on the Blossom Way estate road, Prologis Hemel Hempstead can be easily accessed via Boundary Way.

DC7 has excellent connectivity with Junction 8 of the M1, less than one mile away.

This provides quick access to the wider UK motorway network with the M25, A1(M), and A41 all easily accessible



Terms

DC7 is currently occupied on a lease running until December 2038 with a Tenant only break option in December 2033.

The property is immediately available by way of assignment of the existing lease at the passing rent of £425,790 per annum (£19 psf) or a sub-letting at a market rent. Further information is available on application

EPC

The property has an EPC rating of – A:10.

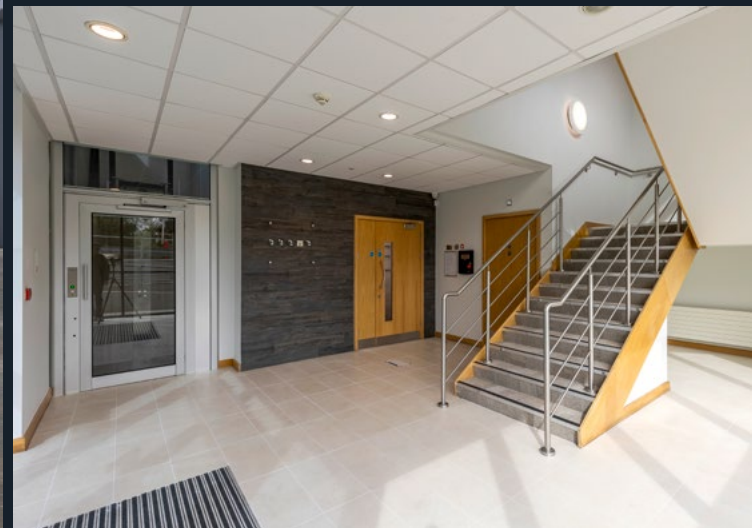
Rates

The Rateable Value of the property is due to be reassessed.

The Property is listed within the Dacorum local Authority. Any interested parties can make their own enquiries.

VAT

The Property is elected for VAT.





PROLOGIS PARK HEMEL HEMPSTEAD

Contact

For further information, or to arrange a viewing, please contact the joint agents.



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Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

Legal Costs

Each party will be responsible for their own legal costs.



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