

Mileway

Enterprise Way Hemel Hempstead

Available to Let
Warehouse
3,430 sq ft

12 car parking spaces



5.7 m eaves height



Two-storey offices



Large forecourt



Roller shutter door



3 phase power



Enterprise Way

Maxted Close Hemel Hempstead HP2 7YJ



Description

Unit 5 Enterprise Way is an end-of-terrace warehouse/industrial unit with a clear eaves height of 5.7m. The unit features warehouse lighting, threephase power, and an electric surface roller shutter door. The two-storey office space includes a reception area, kitchenette, and WC facilities. The property will undergo comprehensive refurbishment shortly.

Location

Hemel Hempstead is situated 25 miles northwest of central London, 6 miles west of St Albans, and 8 miles north of Watford. The town centre lies 1.5 miles east of the Maylands Business Area. Hemel Hempstead mainline train station offers direct access to London Euston, with a journey time of approximately 30 minutes. The unit is positioned within the Maylands Business Area, just 1.5 miles from Junction 8 of the M1 motorway, with the M1/M25 interchange located a further 3 miles to the south. Enterprise Way Industrial Estate is accessed via Maxted Close, which connects to Maxted Road, one of the key thoroughfares in Maylands.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 5	Warehouse	3,430	Immediately	£5,750 PCM
Total		3,430		

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