



Hemel Business Park, Appspound Lane

Hemel Hempstead, AL2 3NL

Fully Secured Self-Contained Storage Site Available Immediately

15,000 sq ft
(1,393.55 sq m)

- B8 Open Storage
- Securely fenced with gated access
- Water & Electric
- W/C available on site
- Hemel Hempstead Railway Station (4.8 Miles)
- Junction 8 of the M1 (2.1 Miles)
- Junction 21 of M25 (3 Miles)
- Flexible Terms

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Summary

Available Size	15,000 sq ft
Rent	£6 per sq ft
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

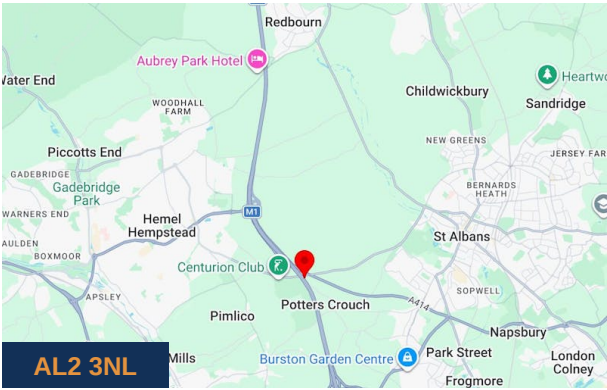
Description

An opportunity to lease a fully secured self-contained storage yard located in the Hemel Business Park, an established commercial location strategically located on the M1 Corridor.

The property comprises a clear, level site suitable for a variety of open storage uses. The site is fenced and sits within a complex of adjoining sites of varying sizes accessed from a fully surfaced estate road.

Location

Hemel Business Park is conveniently located on Appspond Lane, and benefits from excellent road connectivity, with direct access to both Junction 8 of the M1 (2.1 miles), and Junction 21 of the M25 (3 miles). The site is well-positioned for occupiers seeking to serve Hemel Hempstead, St. Albans, Watford, Hatfield, Berkhamstead, and Luton.



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Daniel Moriarty

020 8429 9009 | 07907 703 640

daniel@davidcharles.co.uk

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