

To let

Space for business

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE,
ROLLER SHUTTER DOORS AND DEMISED PARKING SPACES

12,000 sq ft (1,115 sq m)

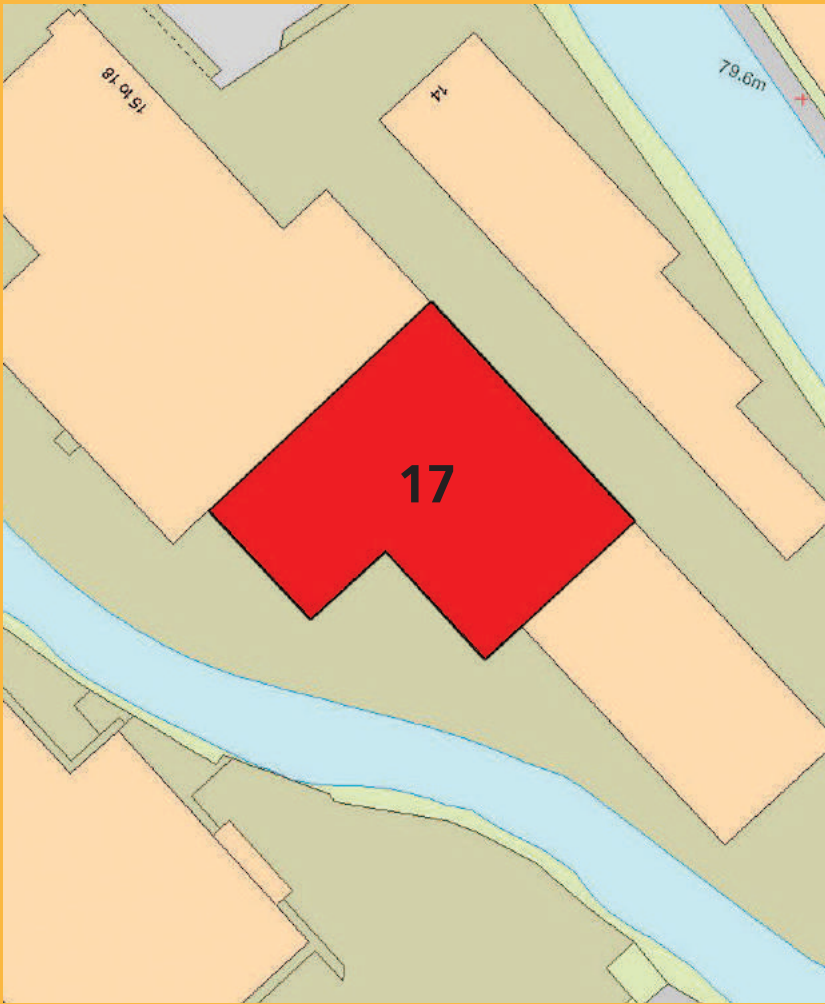


Unit 17, Frogmore Road Industrial Estate

Hemel Hempstead,
Hertfordshire HP3 9RT

 **020 8986 7221**
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

Unit 17, Frogmore Road Industrial Estate, in central Hemel Hempstead, is a 12,000 sq ft two bay warehouse with office/reception, superbly located for both the M25 and M1. Loading access is via four roller shutter doors of a maximum size of 3 m (h) and 10 m (w). The maximum ridge height is 5 m and heating is by hot air blower. There is ample demised parking allocated around the unit.

Location and Access

Approximate distances:

Hemel Hempstead Station	1.5 miles
M1, J8	3.0 miles
M25, J20	4.4 miles
London Luton Airport	12.4 miles
The North Circular (A406, Brent Cross)	19.7 miles

Unit Sizes

	Sq ft	Sq m
Warehouse	11,150	1,035
Office	850	80
Total	12,000	1,115

Features and Benefits

- Two bay warehouse
- Four roller shutter doors
- Ridge height a maximum of 5 m
- Hot Air Blowers
- Demised parking space
- M1 and M25 both less than 5 mile drive away
- 3 phase power

Lease Terms

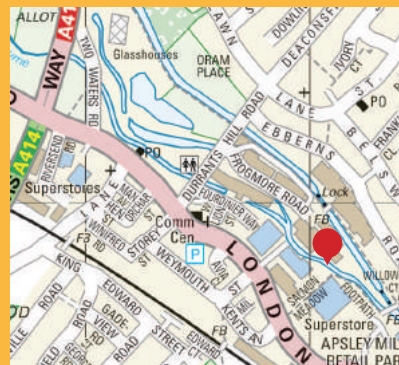
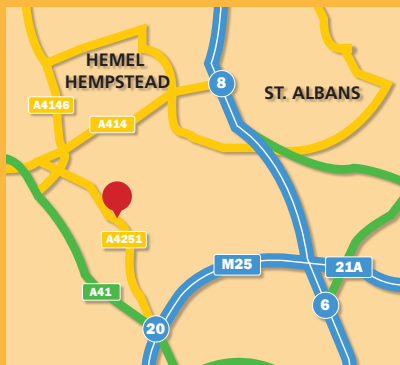
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the incoming tenant subject to lease length.

EPC

The property has a rating of 70, falling within Band C. A full copy of the EPC is available upon request.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2012.



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