

RETAIL WAREHOUSE TO LET

HEMEL HEMPSTEAD – UNIT 4 APLSEY MILLS RETAIL PARK
HP3 9QN

Mason
Partners



Location

The scheme is located approximately 2.5 miles to the south of Hemel Hempstead town centre, off the A4251 London Road and is accessed from a shared roundabout junction with the adjacent Sainsburys supermarket.

Aspley Mill Retail Park is the prime retail park location in the town, extending to over 97,000 sq.ft and anchored by the Range. Other occupiers include Wren Kitchens, Carpetright and Currys.

Accommodation

The property comprises the following approximate gross internal areas:

Ground Floor	929 sq.m.	10,000 sq.ft.
Mezzanine	650 sq.m.	7,000 sq.ft.

Tenure

The premises are held by way of an effective full repairing and insuring lease for a term expiring 15th November 2029 with a rent review (open market capped at £226,282 pa) and tenants option to break at 15th November 2024. Should the break not be exercised there is a further 6 months rent free. The current passing rent is £200,000 pax.

Availability

The remainder of the leasehold interest is available on terms to be agreed.

Use

Class A1 (non food)

Rates

Rateable Value	£224,000
Estimated Rates Payable	£114,240 pa

For further information visit Gov.uk or contact the business rates department at the local authority.

EPC

The property has an Energy Performance Asset Rating D.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

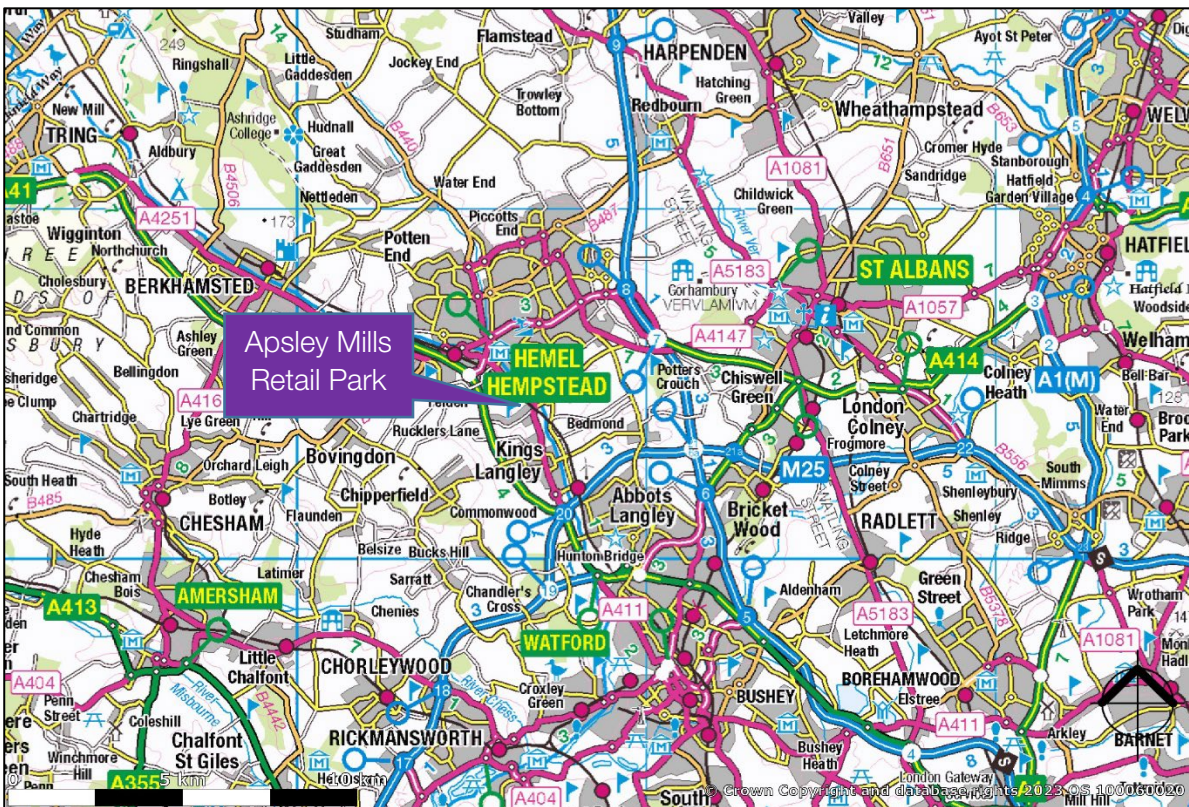
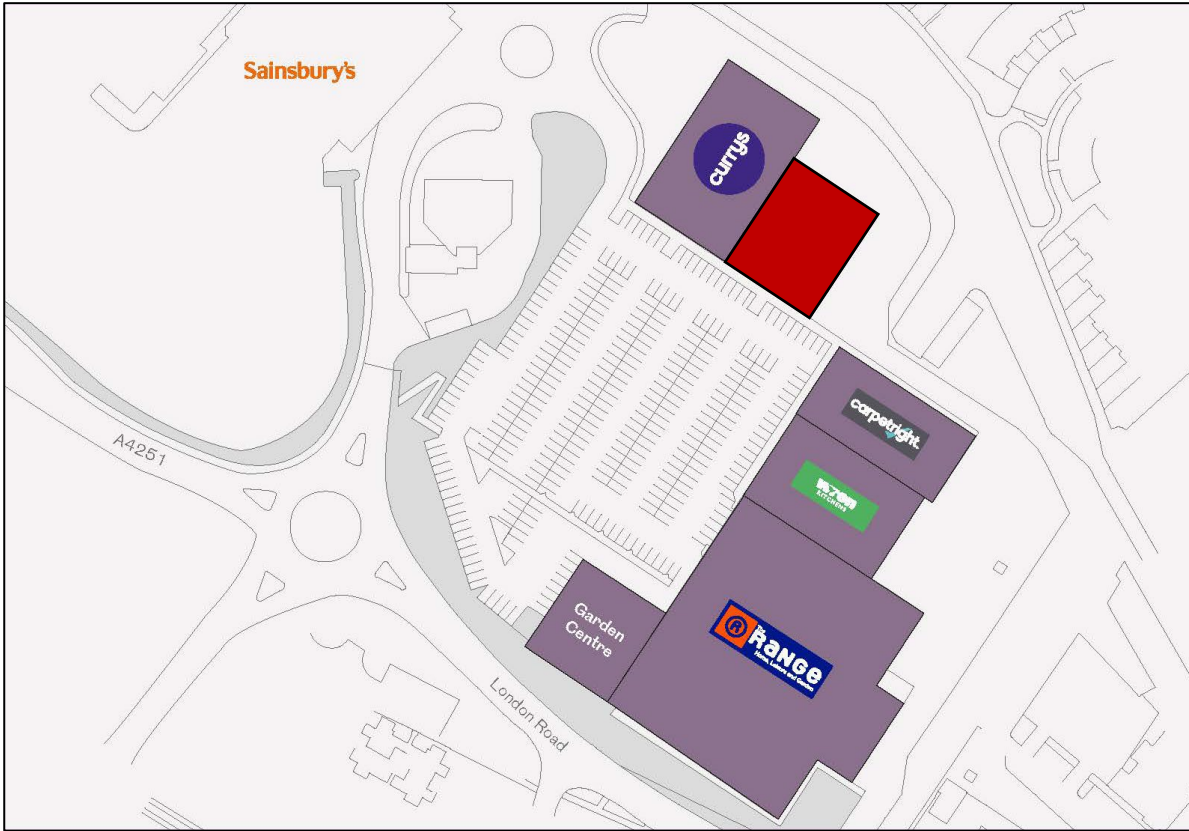
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