

DC5 Prologis Park, Blossom Way

Hemel Hempstead, HP2 4ZB

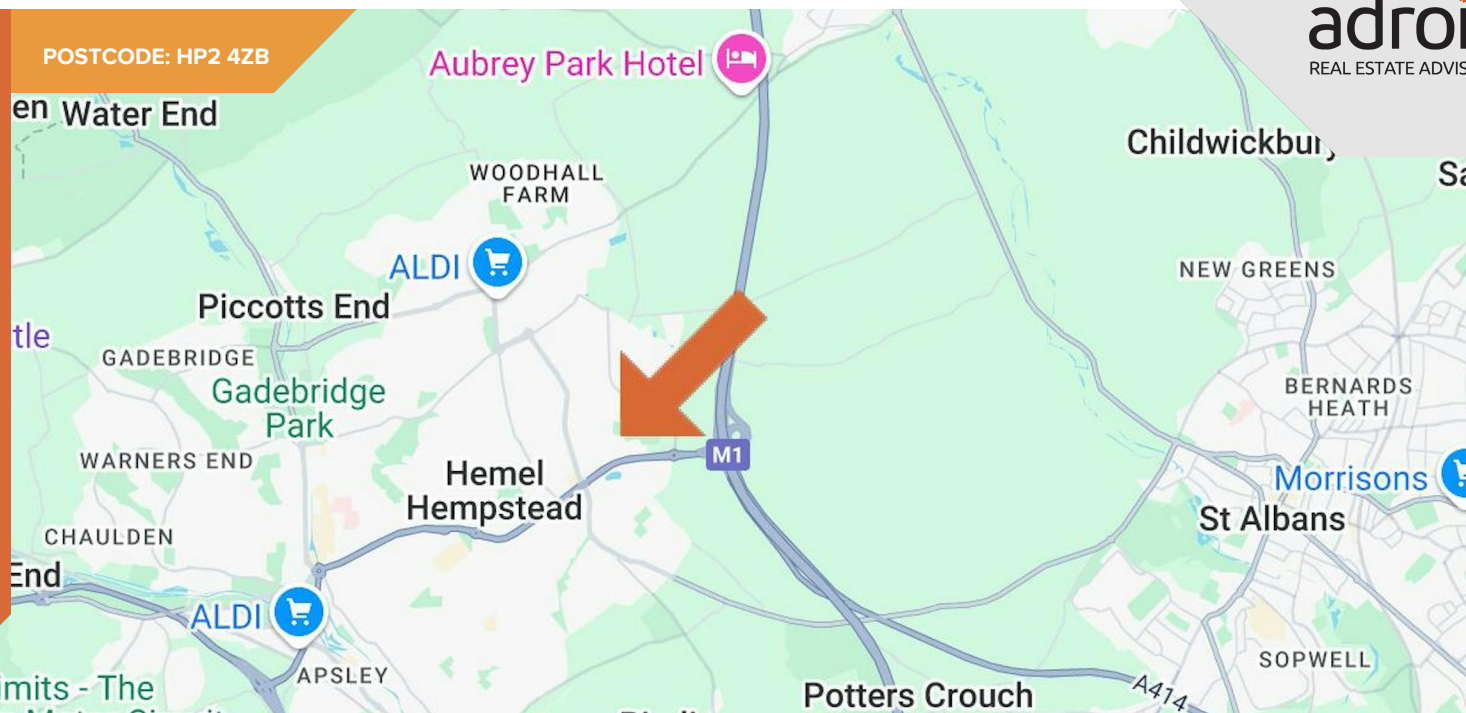
adroit
REAL ESTATE ADVISORS



TO LET

41,608 sq ft (3,865.51 sq m)

- 9m clear internal height
- 3 Dock level doors
- 1 Level access loading door
- Solar array providing free power
- 35m yard depth
- 40 Car parking spaces



Description

High quality industrial/logistics unit fully refurbished providing dock and level access with Grade A office specification.

Location

Located on Prologis Park Hemel Hempstead 4 mins from Junction 8 M1 offering access to London and the Midlands and immediate access to J21 M25. The site is also close to local amenities such as shops, gym and a nursery.

Prologis Parks are owned, managed and maintained by Prologis, as such customers on their estates can benefit from a range of park-wide services designed to support business operations.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft
Ground - Warehouse and ancillary	37,050
1st - First floor office	4,558
Total	41,608

Photography

NB - Photos are indicative and taken when the property was built 5 years ago. New photography is awaited.



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

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Availability

Further information is available upon request.

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

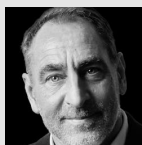
Business Rates

Unit DC5 is currently assessed with DC6 as a single hereditament and has a combined rateable value of £895,000 in the 2023 list, reducing to £870,000 in the 2026 list. The units will need to be independently assessed if let separately and prospective occupiers should contact the Local Rating Authority for further information.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Brasier Freeth LLP, CBRE LTD

Adroit Real Estate Advisors



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