

Whiteleaf Road Hemel Hempstead

Hertfordshire HP3 9HD

Light Industrial
For Sale

Guide Price:
£780,000

w. x **rybull**
group



Executive Summary



PROPERTY TYPE

Light Industrial



SIZE

2,121 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Hemel Hempstead
(0.5 miles)



About Whiteleaf Road

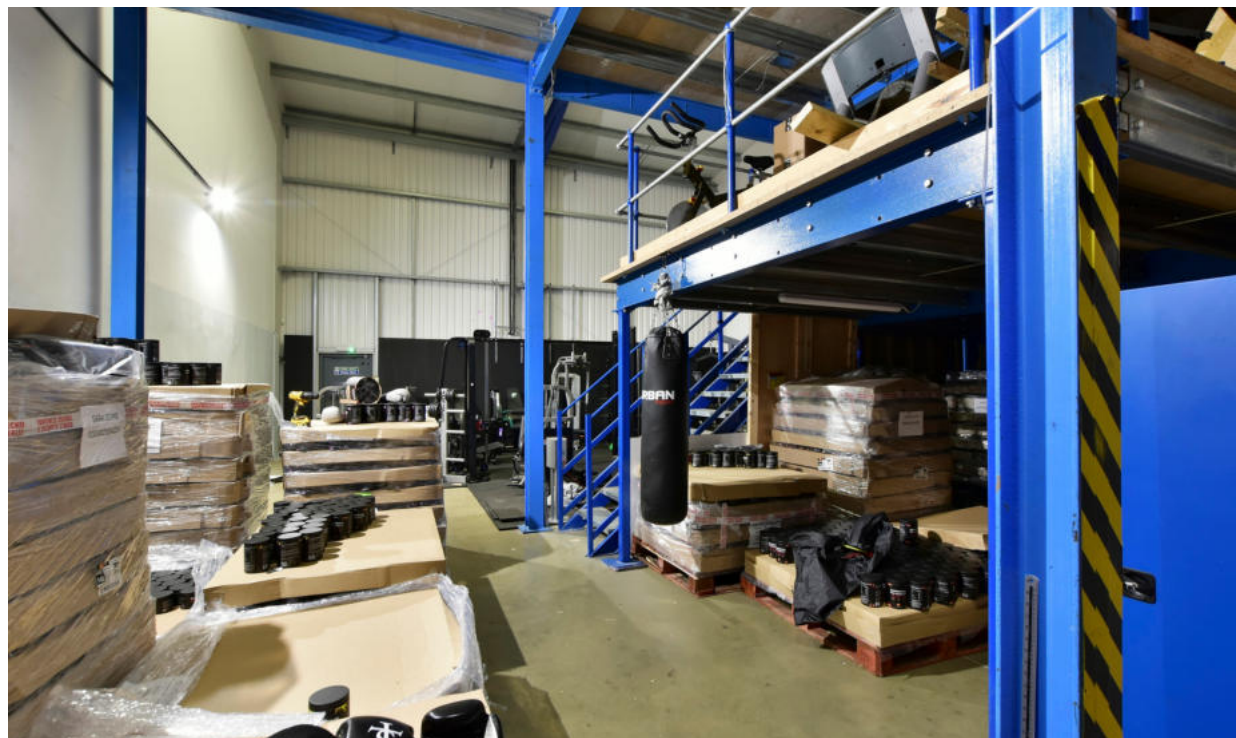
A modern mid terrace freehold industrial commercial unit for sale in Hemel Hempstead, located within the established Chancerygate Business Centre.

The property provides a substantial ground floor warehouse/workshop extending to approximately 2,121 sq ft, benefiting from:

- Circa 7m eaves height
- Electric roller shutter loading door
- Excellent loading access
- Separate WC facilities
- A mezzanine level of approximately 685 sq ft provides additional storage capacity.

The upper floor offers 1,273 sq ft of modern office accommodation, arranged as two large offices with kitchen and landing area — ideal for businesses seeking headquarters-style space combined with operational warehousing.

Externally, the property benefits from forecourt loading and 4 allocated car parking spaces.



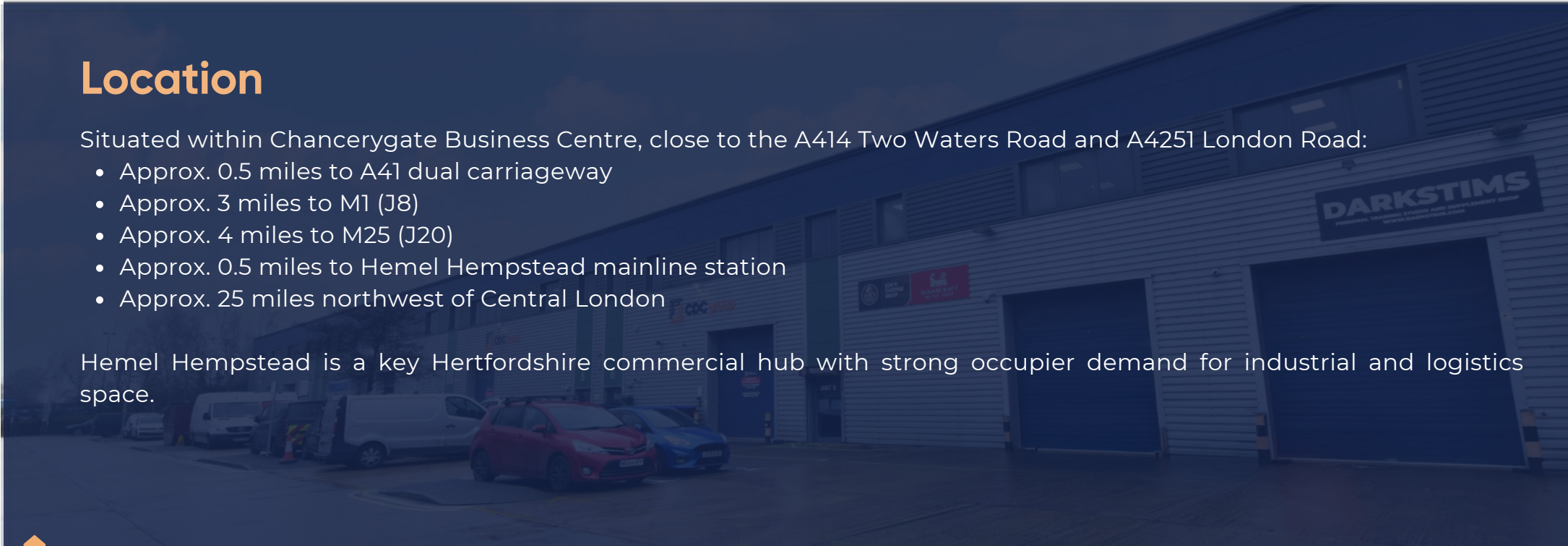


Location

Situated within Chancerygate Business Centre, close to the A414 Two Waters Road and A4251 London Road:

- Approx. 0.5 miles to A41 dual carriageway
- Approx. 3 miles to M1 (J8)
- Approx. 4 miles to M25 (J20)
- Approx. 0.5 miles to Hemel Hempstead mainline station
- Approx. 25 miles northwest of Central London

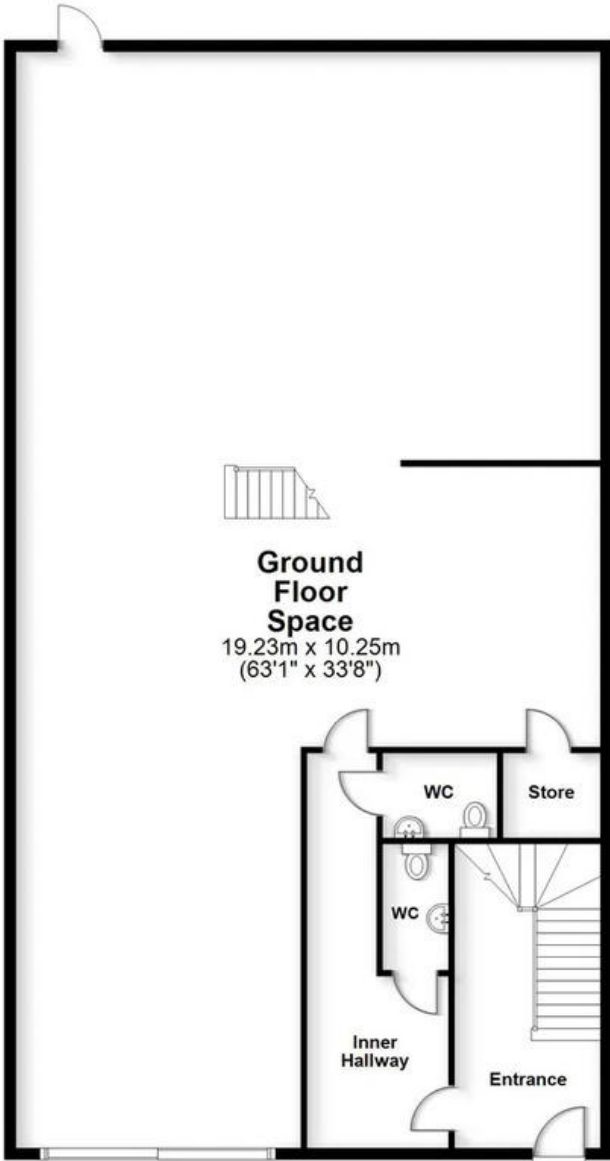
Hemel Hempstead is a key Hertfordshire commercial hub with strong occupier demand for industrial and logistics space.



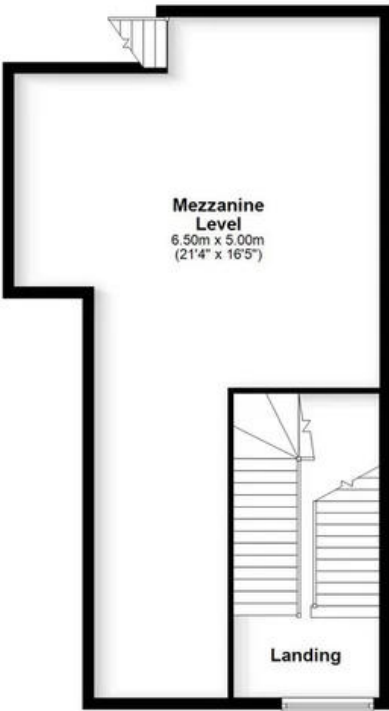
Floorplans



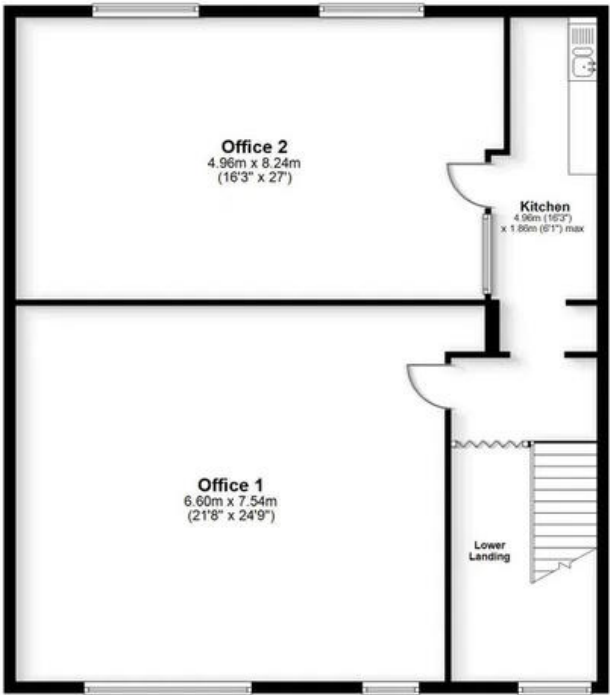
Ground Floor
Approx. 197.1 sq. metres (2121.8 sq. feet)



Mezzanine Level
Approx. 63.7 sq. metres (685.3 sq. feet)



Second Floor
Approx. 118.3 sq. metres (1273.6 sq. feet)



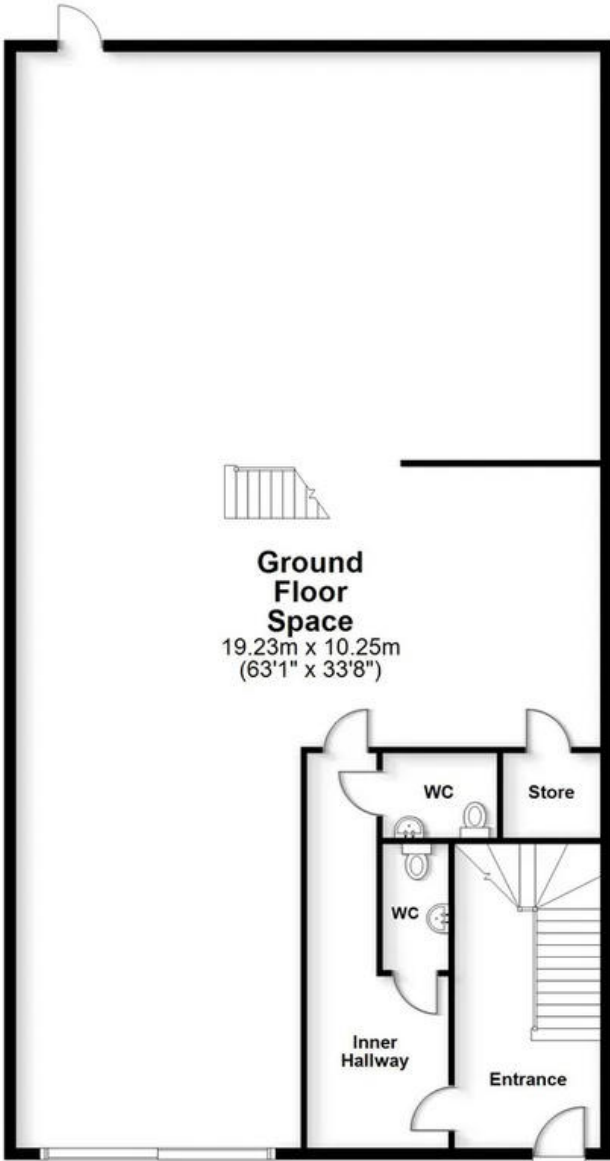
Total area: approx. 379.1 sq. metres (4080.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

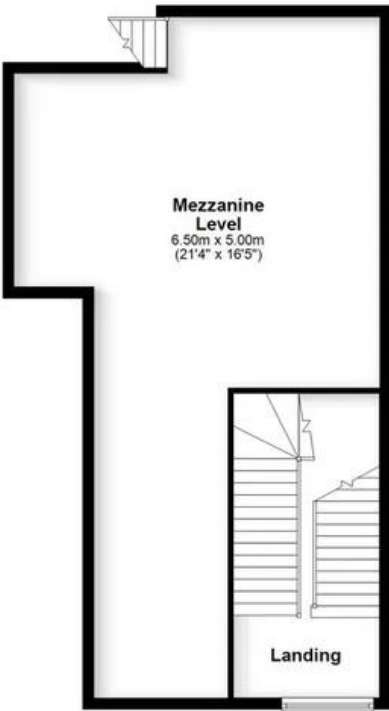
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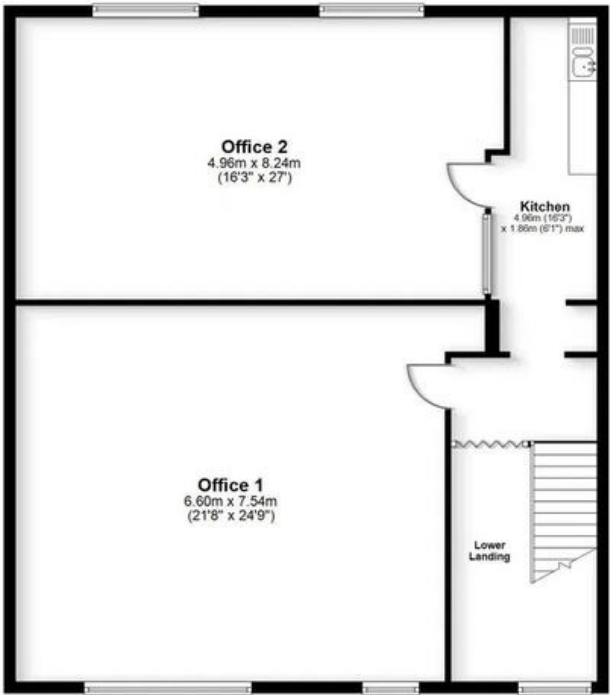
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Further Information:

TENANCIES:

Freehold with vacant possession.

VAT:

VAT applicable

PROPOSAL:

£780,000 + VAT

VIEWINGS:

Available strictly by appointment only.



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