

## TO LET

**DETACHED PRODUCTION/WAREHOUSE BUILDING  
WITH EXCEPTIONAL YARD AREA AND CAR  
PARKING**

**2,170.5 SQ M (23,364 SQ FT)**



**UNIT D LEA INDUSTRIAL ESTATE  
LOWER LUTON ROAD  
HARPENDEN  
HERTS AL5 5EQ**

See important notice overleaf

# 01438 816396

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## **UNIT D LEA INDUSTRIAL ESTATE, LOWER LUTON ROAD, HARPENDEN, HERTS AL5 5EQ**

**DESCRIPTION & SITUATION** The property forms part of a small estate prominently located fronting onto the B653 Lower Luton Road which provides a fast link between Luton/M1 (Junction 10) and Welwyn Garden City/Hatfield A1(M) (Junction 4).

The building comprises a detached production/warehouse building constructed of steel frame in two bays with brick elevations.

There is good natural light from roof lights and a range of ancillary staff and storage accommodation. The building benefits from two loading doors one at each end. An exceptional yard is to be made available by demolition of an adjoining building and there is car parking to the side.

There are two storey offices to the front.

- FEATURES**
- TWO LOADING DOORS**
  - 35 CAR PARKING SPACES**
  - THREE PHASE ELECTRICITY**
  - LARGE YARD**
  - MALE AND FEMALE TOILETS**
  - GAS HEATING**

**FLOOR AREAS** Floor areas are based on a gross internal area and is approximate only.

	<b>(sq m)</b>	<b>sq ft</b>
Warehouse	1,939.9 sq m	20,881 sq ft
Two Storey Offices	230.6 sq m	2,483 sq ft
<b>Total</b>	<b>2,170.5 sq m</b>	<b>23,364 sq ft</b>

**TERMS** The property is to be let on a new lease for a term to be agreed.

**RENT** Upon application.

**RATES** To be advised.

**LEGAL COSTS** Each party is to be responsible for their own legal costs.

**VIEWING** Strictly by appointment through joint agents  
DAVIES & CO  
01707 274237  
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Ref: 012015

### **Important Notice**

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