



Commercial warehouse to let

**Dacorum Borough Council
Unit 1 Brickfields Industrial Estate, Finway Road, Hemel
Hempstead, Herts HP27QA**



Offers are invited for a lease of the above commercial warehouse

Location

The unit is located on the Brickfields Industrial Estate.

Description

The premises has an approximate gross ground floor internal area of 90 sqm and 47 sqm mezzanine along with three parking spaces

Tenancy

The unit will be let under the main heads of terms as set out in Appendix A. It is expected that offers of rent will be in the region of £23,875 per annum exclusive of VAT. This figure is given as a guide only and, if necessary, you should consult your own valuer.

Rates

The rates payable (2023/24) are £9,855.25 per annum based on small business multiplier of 49.9p. Small business rate relief may be available. This figure does not take into account any relief deductions which may specifically apply to the tenant (i.e. small business). The tenant is advised to make their own enquiries to verify the business rates payable. For more information on business rates please see www.voa.gov.uk.

Use

The premises is let with an E planning classification - light industrial/office/storage. The use of the premises is to be agreed with the landlord and in accordance with any statutory consents. Applicants are encouraged to make their own enquiries with the Planning Department of the Council on 01442 228 000.

Application Form

The Council's Form of Application is attached and it is required to be completed in full.

Interview and References

Applicants may be called upon to attend an interview and the selected applicant required to provide satisfactory references.

Further Information

For further information or to arrange a viewing please email claire.rowbotham@dacorum.gov.uk.

Misrepresentation

These particulars are provided as a general guide to the property offered, subject to contract and Council approval. The details do not constitute the offer of a contract or any part of a contract. The Council does not employ, make or give any representation, guarantee or warranty whatsoever relating to the terms. Any intending lessee must, by inspection or otherwise, satisfy him/herself as to the correctness of any of the statements contained in these particulars. The Council does not undertake to accept the highest or any offer.

Seek legal advice

Dacorum Borough Council strongly recommends that if you are considering leasing a property that you seek legal advice from the outset. Entering into a lease commits you to a legally binding contract with the landlord. You will be legally and financially obligated under the terms of the lease and it is vital that you fully understand those obligations prior to signing a lease.

Main heads of terms for the lease

Term

5, 10 or 15 year term from a date to be agreed.

Rent

£ (as per the successful applicant) per annum exclusive payable quarterly in advance.

Rent Review

Rent to be reviewed upwards only at the end of every 5th year from the commencement of the term for 10 or 15 year leases

Rent Free Period

None

Insurance

Tenant to pay the Council's annual premium for effecting insurance cover of the premises.

Repairs

Tenant to be responsible for all internal and external repairs and maintenance to the premises; to comply with all relevant Health & Safety legislation or other statutory requirements which may be applicable

Alienation

Tenant is not to assign, sublet or part with possession of the whole or any part of the premises.

Alterations

External & Structural alterations are strictly prohibited. Any other alterations (including non-structural alterations) are subject to Landlord's consent not to be unreasonably withheld.

Break Clause

None

Rent Deposit/Guarantor

May be required

Outgoings

Tenant to pay all rates, taxes and any other outgoings.

Use

To be agreed with the landlord

VAT

VAT will be added to all rents etc.

Service charge

Tenant to pay a fair and reasonable apportionment of the service charge, such apportionment to be determined by the Landlord's surveyor, to cover the Landlord's costs of repair, renewal, maintenance etc. of the common parts and shared facilities including cleaning of the Estate and the Building which are used in common with others. The budget for 2022/23 was £287.72 per annum.

LTA 1954

The lease to be outside of the provisions of security of tenure under Sections 24 to 28 of the Landlord and Tenant Act 1954.

Legal Costs

Tenant to pay the Council's legal fees in the preparation and execution of the lease of £1000 plus VAT to be paid in advance.

Application form

Unit 1 Brickfields Industrial Estate, Hemel Hempstead

All offers must be in writing using this Application Form only and remain SUBJECT TO CONTRACT. Completed application forms should be sent electronically, together with a covering e-mail to claire.rowbotham@dacorum.gov.uk

Details required	Answers
Name of applicant(s) and postal address	
Name of individual or Company to be named on the lease. (If Company please also provide Company Registration number).	
Email address and phone number of applicant	
Brief description of company/ nature of business	
Are you a first time business?	
Previous business experience	
Proposed use of warehouse	
Other terms required for consideration	
Proposed Rental In figures : In words :	£per annum exclusive

Return Application Form to :- claire.rowbotham@dacourm.gov.uk **no later than Thursday 4 May 2023** Valuation & Estates, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead Herts HP1 1DH (Ref : T.403/15/01/917.1)