

UNIT 4

ZODIAC

Boundary Way \ Hemel Hempstead \ HP2 7SJ



Office building with parking

To Let

1,654 - 3,308 Sq Ft

UNIT 4

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DESCRIPTION

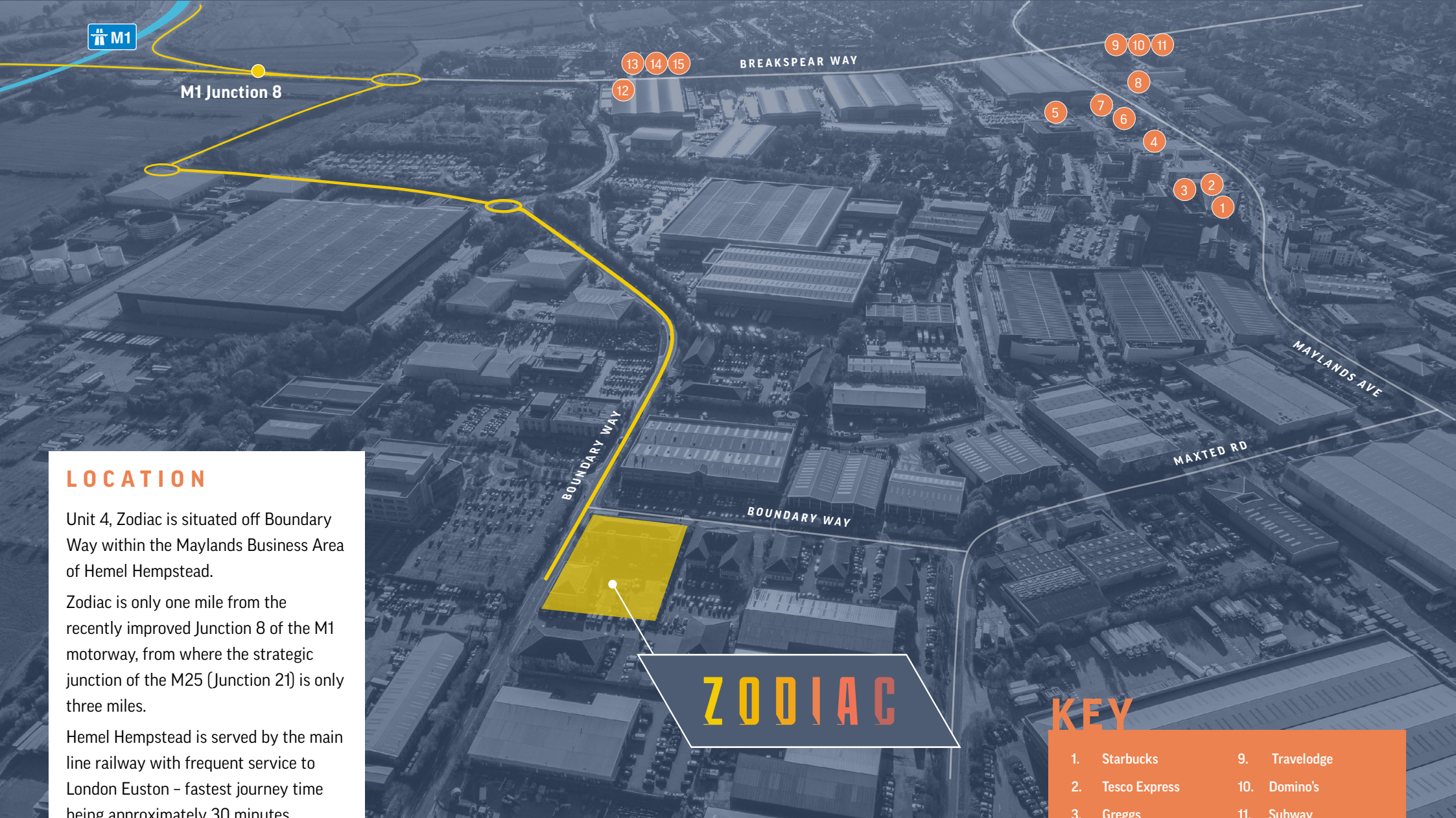
The property comprises a semi-detached office building providing office accommodation on ground and first floor.

Internally there is a double height atrium with WC, shower and lift facilities. The offices are of a modern specification including raised floors, inset lighting and fully air conditioned.

Externally there are 11 allocated parking spaces with the property.

- Self-contained office building
- Offers ability of ground floor working space
- Lower comparable running costs compared with multi let premises in the area
- Available as a whole or offered on a floor by floor basis
- Raised floors
- 11 allocated parking spaces
- Passenger lift
- Fully air conditioned
- WC, shower and kitchen facilities on both levels





LOCATION

Unit 4, Zodiac is situated off Boundary Way within the Maylands Business Area of Hemel Hempstead.

Zodiac is only one mile from the recently improved Junction 8 of the M1 motorway, from where the strategic junction of the M25 (Junction 21) is only three miles.

Hemel Hempstead is served by the main line railway with frequent service to London Euston – fastest journey time being approximately 30 minutes.

ZODIAC

KEY

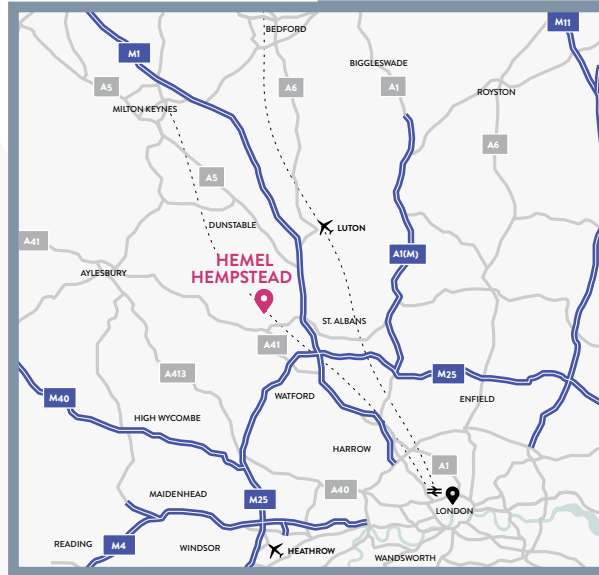
- | | |
|--------------------|---------------------|
| 1. Starbucks | 9. Travelodge |
| 2. Tesco Express | 10. Domino's |
| 3. Greggs | 11. Subway |
| 4. Aldi | 12. Shell Garage |
| 5. Nuffield Health | 13. BP Garage |
| 6. McDonald's | 14. Holiday Inn |
| 7. Costa | 15. M&S Simply Food |
| 8. KFC | |



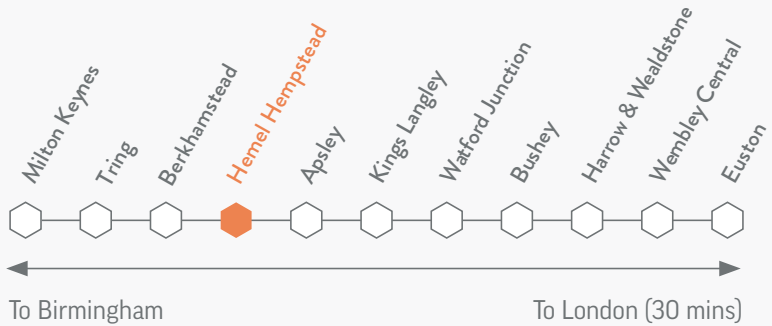
TRAVEL TIMES

M1 Junction 8	3 mins
Hemel Hempstead Town Centre	6 mins
M25 Junction 21a	8 mins
Hemel Hempstead Train Station	11 mins
St Albans Train Station	18 mins
Watford	20 mins
Milton Keynes	40 mins
Central London	69 mins

Source: Google Maps

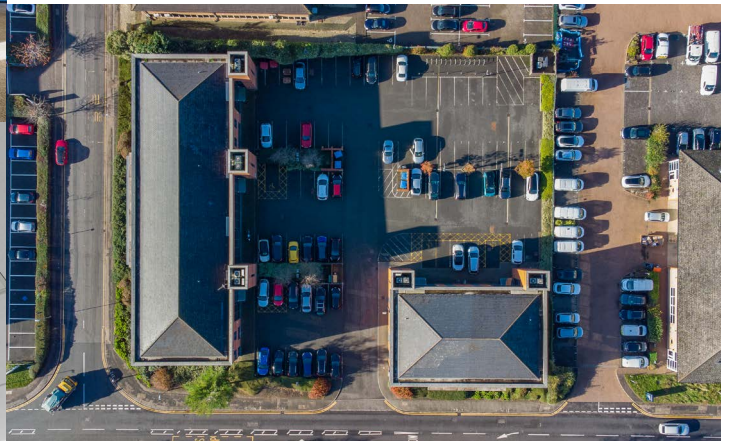


TRAIN CONNECTIONS





UNIT 4 **ZODIAC**



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ACCOMMODATION

Ground floor	1,654 sq ft	153.66 sq m
First floor	1,654 sq ft	153.66 sq m
TOTAL	3,308 sq ft	307.32 sq m

These floor areas are approximate and have been calculated on an IPMS3 basis.

TENURE

The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of The Landlord & Tenant Act 1954.

RENT

£49,620 per annum exclusive which equates to a low rent of £15 per sq ft. The space can be split and the rent would be apportioned appropriately.

EPC

The property has an EPC rating of C 75. Details available upon request.



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RATES

The VOA website shows an entry in the 2023 Rating List of £54,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

For viewings contact

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth. 01/2024.