

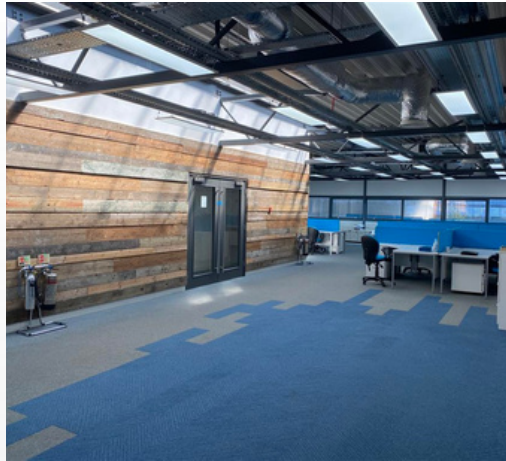
First Floor | 158 Marlowes
Hemel Hempstead |
HP1 1BA

First Floor Office Suite | To Let |
2,201 Sq.ft (204.48 Sq.m)



Key features

- LED lighting
- Air conditioning
- 2 allocated car spaces
- Kitchen
- Male & female toilets
- Shower
- Separate meeting room



First Floor | 158 Marlowes | Hemel Hempstead | HP1 1BA

Description

The office suite is accessed via its own entrance from the Marlowes with stairs leading to the first floor. The office accommodation is mainly open plan together with a separate meeting room. The suite benefits from its own male and female toilets, shower and is fully air conditioned. There are 2 allocated parking spaces for the suite, located in the rear car park. Further public car parking is available locally.

Accommodation

Office | 2,201 Sq.ft | 204.48 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

Rent

£26,000 per annum exclusive.

Location

The suite is situated in The Marlowes, the principal shopping street of Hemel Hempstead. It is within easy walking distance of the NCP multi-storey car park, Marlowes Shopping Centre and Riverside Shopping Centre.

Hemel Hempstead is one of the principal commercial centres in Hertfordshire being strategically located close to the M1 and M25 junctions. Junction 8 of the M1 is approximately 3 miles distant whilst Junction 20 of the M25 is 4 miles distant via the A41 dual carriageway.

The town is served by the West Coast Mainline railway which provides a fast and frequent service to London Euston (journey time approximately 30 minutes).

Rates

The VOA website shows an entry in the 2023 Rating List of £32,250. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, 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.

EPC

The property has an EPC rating of B 47. Details available upon request.

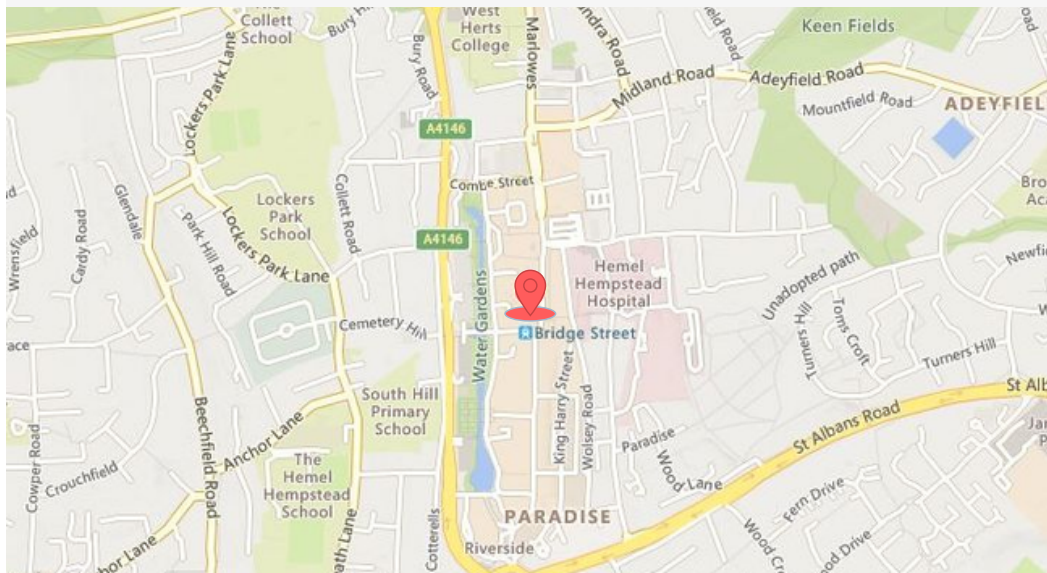
Tenure

Available on a new lease with terms to be agreed.

The tenancy will be outside the Landlord and Tenant Act 1954.

Legal costs

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



For viewings contact

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