

THE FORUM

Marlowes | Hemel Hempstead | HP1 1DN





THE FORUM

**FULLY FITTED OFFICE SUITE TO LET
2,943 sq ft**

SPECIFICATION



FULLY FITTED AND
WORK READY



MANNED RECEPTION
AND SECURITY



EPC B30



LARGE COMMUNAL SPACE
WITH CAFÉ BREAKOUT AREA



COMMON AMENITIES INCLUDING
WCS AND SHOWERS



AIR CONDITIONING



EXCELLENT LEVELS OF
NATURAL LIGHT



RAISED FLOORS AND
LED LIGHTING



PHOTO GALLERY



DESCRIPTION

The Forum is a large modern office building operated by Dacorum Borough Council.

'The Red Zone' comprises a first floor office suite featuring open plan accommodation with the benefit of two small private meeting rooms.

The suite is fully furnished with desks and lockers and benefits from the shared use of a sizeable breakout area with kitchen facilities. The suite boasts great natural lighting and specification includes air conditioning, raised floors and LED lighting. The building facilities include a communal café at ground level, WC's and shower facilities.





LOCATION

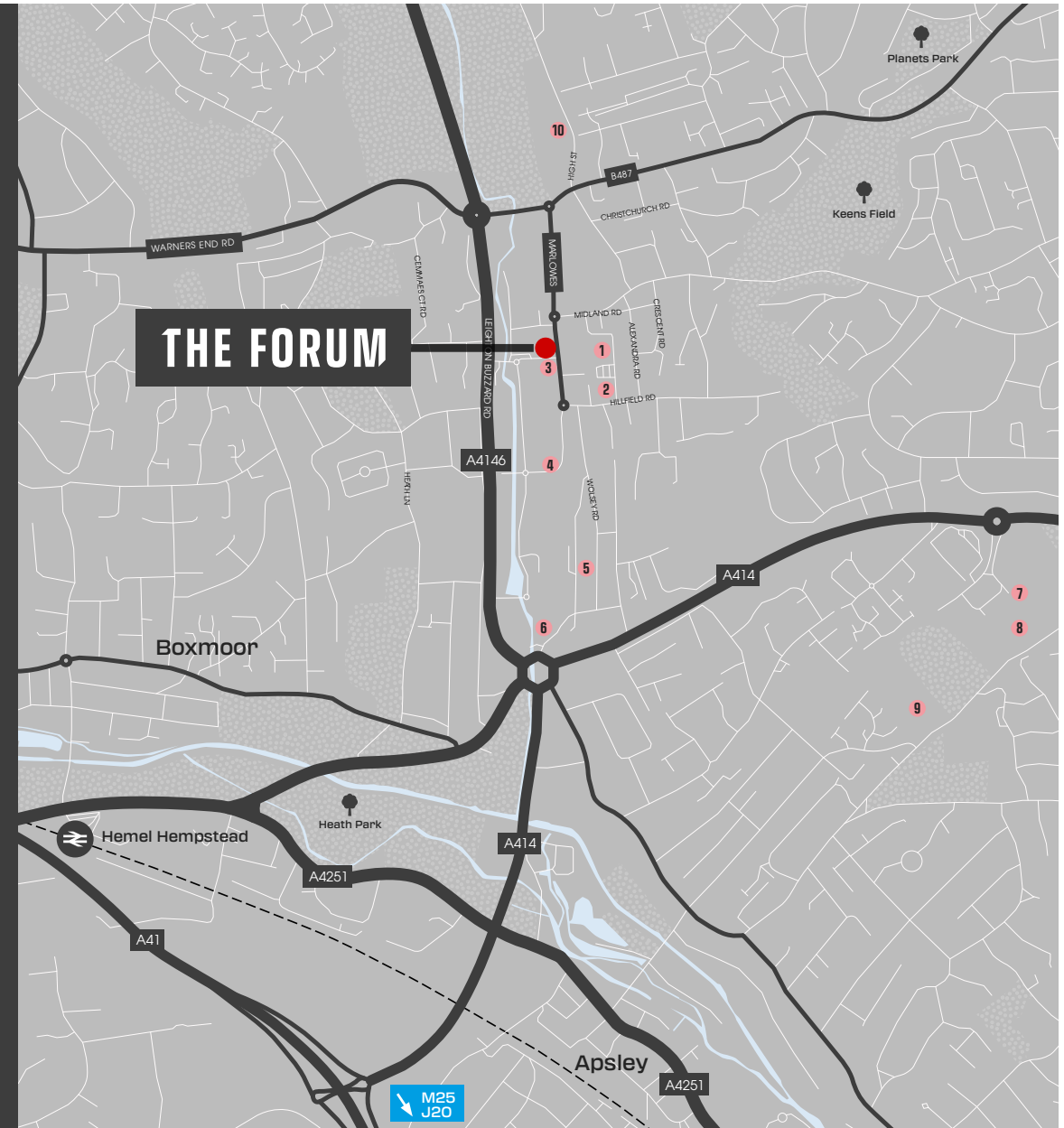
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The property occupies a prominent position fronting the main shopping street of the town. Nearby users include accountants, lawyers, medical and office occupiers.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population of around 100,000. The town boasts excellent road links being served by the M1 motorway (junction 8) from where the M25 is only 3 miles to the south and also the A41 dual carriageway which provides rapid access to the M25 (junction 20) only 4 miles away.

The town is also served by the mainline railway providing a fast and frequent service into London Euston (approximately 30 minutes).

- | | |
|--------------------------------|---------------------------------|
| 1 Asda | 6 Riverside Shopping Centre |
| 2 Iceland | 7 Starbucks |
| 3 The Full House | 8 Jarman Fields Leisure Complex |
| 4 Tesco Extra | 9 The Snow Centre |
| 5 The Marlowes Shopping Centre | 10 The Old Town Hall |



HEMEL HEMPSTEAD

Hemel Hempstead town centre offers a blend of retail therapy at Marlowes and Riverside shopping centres, leisurely moments in the Water Gardens, and a touch of history in the charming Old Town, creating a diverse and vibrant experience for all.



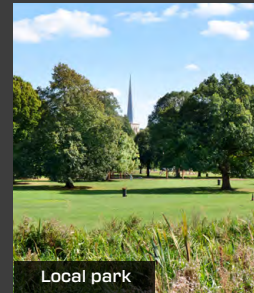
The Water Gardens



Riverside Shopping Centre



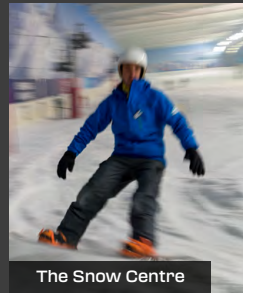
The Old Town



Local park



Local bus service



The Snow Centre



Train Station



Marlowes Shopping Centre



River Gade

TERMS

The property is available to let for a term to be agreed.

RENT

£67,500 per annum exclusive.

ACCOMMODATION

First floor **2,943 sq ft | 273.41 sq m**

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

SERVICE CHARGE

Subject to the level of amenities required.

Meeting rooms can be made available as part of the package.

Car parking by separate arrangement.

RATES

To be separately assessed.

EPC

The property has an EPC rating of B 30. Details available upon request.

LEGAL COSTS

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

VAT

The property is not VAT registered.

ANTI-MONEY LAUNDERING

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.

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VIEWING

Strictly by appointment through the sole agent.

CLAIRE MADDEN
Claire.madden@brasierfreeth.com

SARA YASIR-DHILLU
Sara.yasir-dhillu@brasierfreeth.com