



*AITCHISON
RAFFETY*

Now part of
**GRAHAM
SIBBALD**

- Gated parking for 6 cars
- Air conditioning
- Own kitchen
- Passenger lift
- Entryphone system
- 4 shared visitor parking spaces
- 500 yards from town centre shops
- All on one floor
- Shared Shower

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7 Amberside House, Wood Lane, Paradise Industrial Estate, Hemel Hempstead HP2 4TP

Modern Office Unit all on One Level

Approx. 1,813 Sq Ft (168.43 Sq M)

**For Sale/
To Let**

7 Amberside House, Wood Lane, Paradise Industrial Estate, Hemel Hempstead, Hertfordshire, HP2 4TP

Description

The premises comprise a large suite all on one level within this modern two-storey building that provides 13 office units, each on a single level and all sharing the WC facilities, lift, shower and main entrance.

Parking is allocated and there are also 4 shared visitor / disabled person parking spaces. Some units share a kitchen but this unit has it's own.

The building is set within a gated and fenced private estate.

The space is mainly open plan but also has 4 partitioned rooms currently fitted.

Location

Amberside is situated towards the centre of town, in Wood Lane, off the main A414 St Albans road leading from the town centre to the industrial estate and M1, and is visible from this road. All town centre amenities are within a short walk



Main Office Area



Kitchen



Office



Main Entrance

7 Amberside House, Wood Lane, Paradise Industrial Estate, Hemel Hempstead, Hertfordshire, HP2 4TP



Office



Main Entrance

Floor Area

First Floor	1,813 Sq Ft	168.43 Sq M
Total	1,813 Sq Ft	168.43 Sq M

Price/Rent

£345,000 / £27,500 Per annum

Terms

The property is available on a new lease for a term to be agreed on a full repairing and insuring basis subject to regular rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. There will be a service charge for maintenance of the common parts. Alternatively the property is available for sale.

Business Rates

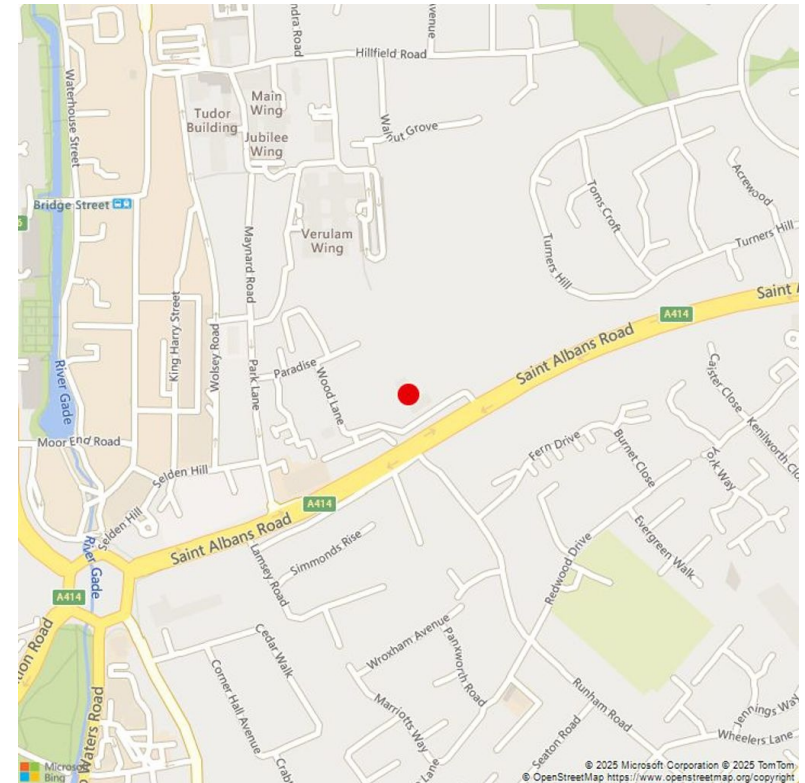
The rateable value from 1 April 2026 will be £31,750, which should result in a rates bill of £15,843.25 per annum subject to transitional phasing.

VAT

This property is subject to VAT in addition

Energy Performance Rating

Band C - 62



Viewings

Strictly by appointment via the
soles agents - Aitchison Raffety
01442 220800
Ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk



www.argroup.co.uk



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