

Cleveland House |
Cleveland Road |
Hemel Hempstead | HP2 7EY

Modern Office Space | To Let |
From 548 Sq.ft to 2,057 sq.ft



Key features

- Modern office space
- Mixture of open plan & fitted
- On site car parking
- LED lighting
- Fully serviced offer available
- Close proximity to Junction 8 M1 motorway



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Description

The property offers modern office accommodation, comprising a mix of open-plan space and fitted areas with glass partitions forming offices and meeting rooms. The ground floor suite benefits from independent access to a kitchen, storage room, and WC, while the first-floor suite has use of a communal kitchen and shared WC facilities. The space is finished with carpet flooring and LED lighting throughout and includes allocated on-site parking.

Accommodation

Ground floor		1,509 Sq.ft		140.19 Sq.m
First floor (part)		548 Sq.ft		50.91 Sq.m
TOTAL		2,057 Sq.ft		191.10 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of:

Ground floor	£22,500
First floor (part)	£ 8,400

The rates payable will be a proportion of this figure.

For rates payable please 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

An EPC has been commissioned and is awaited.

Legal costs

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

VAT

It is understood that the property is not registered for VAT, which is not therefore chargeable on the rent.

Location

Cleveland Road is located in the heart of Maylands Business Park giving it excellent access to Junction 8 of the M1 being approximately 1.5 miles away. The M25 is accessible from the M1 being approximately 4 miles away (Junction 21). It is approached from Maylands Avenue via Cleveland Road and Cleveland Way.

The office is approximately 2 miles from the town centre where there is access to the A41 dual carriageway. Hemel Hempstead is one of the principal commercial centres of Hertfordshire being approximately 25 miles north-west of central London.

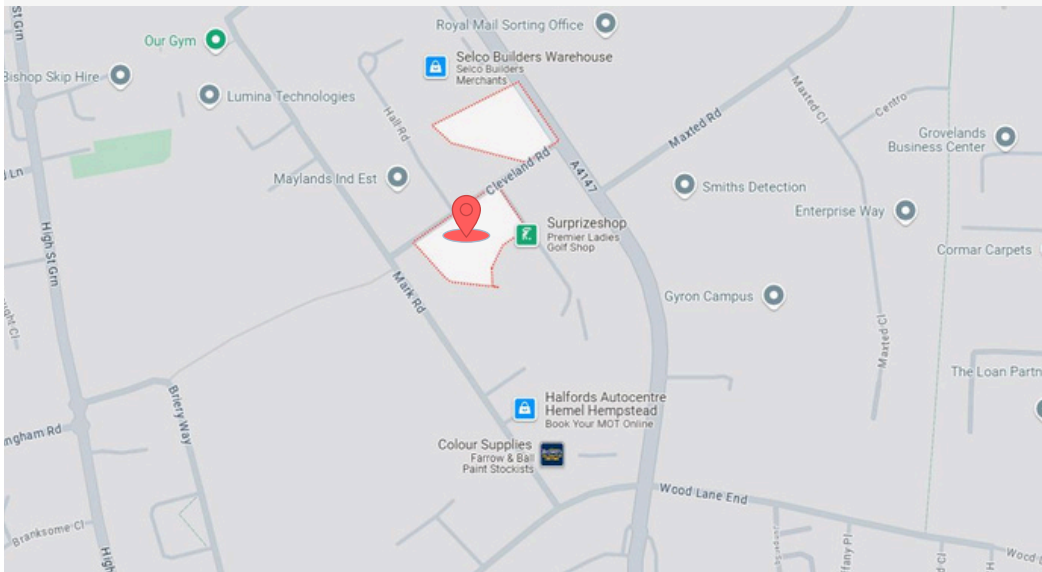
Tenure

The property is available to let on a new lease for a term to be agreed. The lease will be contracted outside the Landlord & Tenant Act 1954.

Rent

£16 per Sq.ft per annum exclusive.

A fully serviced offer is available which is inclusive of all other occupational costs other than business rates.



For viewings contact

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