



■ Key features

- In-suite W/C facility.
- 2 secure parking spaces.
- Communal kitchen.
- Gas fired central heating system
- Located within the Hemel Hempstead Old Town.
- Situated close to local pubs, restaurants and services.

■ Accommodation

First floor office	439 Sq. ft	40.78 Sq. m
Second floor meeting room	145 Sq. ft	13.49 Sq. m
Total	584 Sq. ft	54.26 Sq. m

These floor areas are approximate and has been calculated on a net internal basis.

■ Description

The suite is located on the first floor of a characterful building within a set-back courtyard off Queens Way. Comprising a recently redecorated modern open plan office suite with character features, offering a spacious working area with LED lighting and strong ethernet connectivity. The suite is accessed via a communal entrance lobby and staircase. A further small suite can be combined within the transaction to act as additional office space and/or board room on the second floor.

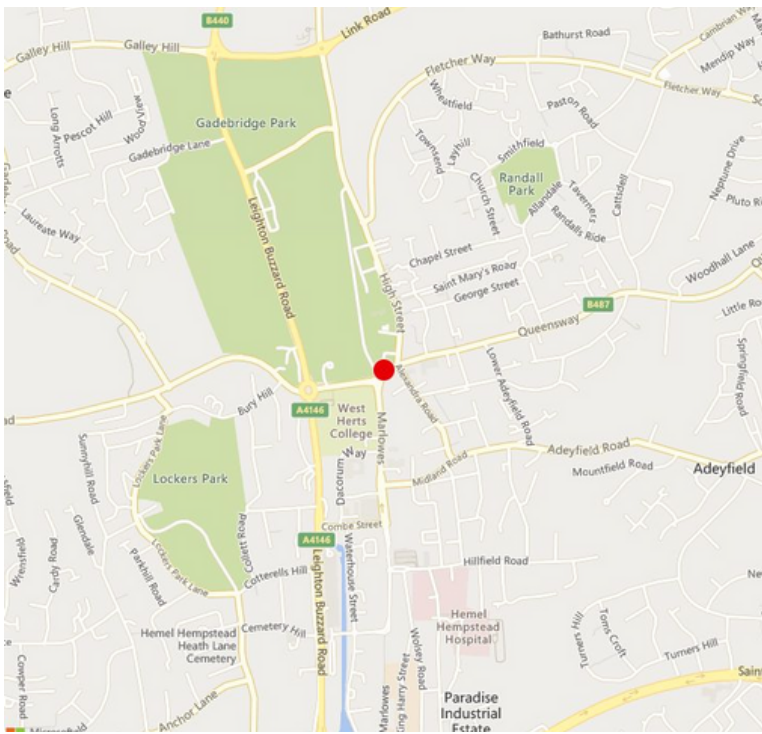
The combined suites are provided with two secure parking spaces in the shuttered bays below.

For viewings contact:

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■ Location

The property is situated off Queensway between Marlowes and the old High Street in central Hemel Hempstead. The old town is particularly characterful with many pubs, restaurants and specialist shops. Public parking is available nearby.

Access to the A41 dual carriageway is within 2 miles, providing rapid access to the M25 at Junction 20 approximately 4 miles away. Junction 8 of the M1 is approximately 3 miles distant.

■ Tenure

The suite is available to let on a new lease with terms to be agreed.

■ Rent

First Floor & Second Floor Suites - £12,618 per annum exclusive of VAT.

■ Service charge

The service charge is inclusive of: Central heating, electricity usage, cleaning of the common parts, refuse collection, building maintenance. Estimated at £5.50 per Sq. Ft.

A cleaning fee is inclusive of: External cleaning and upkeep. Estimated at £2.51 per Sq. Ft. These attributed costs are subject to annual review.

■ Rates

From verbal enquiries the rateable value for each suite independent for 2021/2022 are:

First Floor - £5,000.
Second Floor - £1,200

The Rateable Values, when separate or combined fall within the threshold for small business rates relief and therefore none should be payable.

■ EPC

Energy rating: 113 / Grade E

■ Legal costs

Each party are to be responsible for their own legal costs.

June 2021