



- **No Business Rates to pay**
- 3 car spaces
- Self-contained
- Kitchen
- Male & female WCs
- Gas central heating
- Raised floor
- Carpeted

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2 The Old School House, George Street Hemel Hempstead

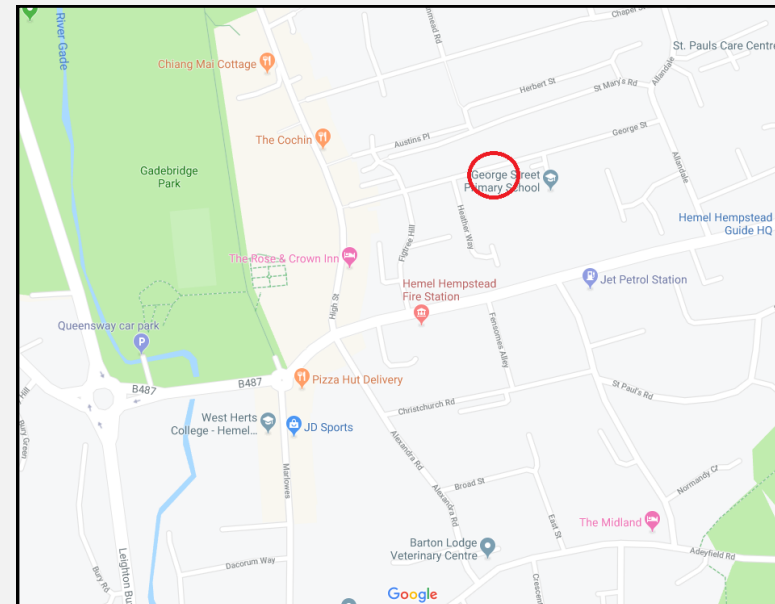
Character offices in a former Victorian School House

1,067 sq.ft (99.1 sq.m)

For Sale/To Let

www.argroup.co.uk

2 The Old School House, George Street, Hemel Hempstead. HP2 5HJ



Description

The premises comprise part of a former Victorian school house, providing a self-contained office on 2 floors with its own ground floor entrance. The space is divided in to 2 areas on the ground floor and a large open space on the first floor. The unit benefits from gas CH and 3 car spaces.

Location

Situated in the Old Town Conservation area within the centre of Hemel Hempstead.

Train station	2.0 Miles
M1 (Junction 8)	3.0 Miles
M25 (Junction 21a)	6.0 Miles
Central London	28.0 Miles

Floor Area

The approximate net internal floor area is:

Ground Floor	683 sq.ft	63.5 sq.m
First Floor	385 sq.ft	35.7 sq.m
Total	1,067 sq.ft	99.2 sq.m

Rent

£18,000 pa

Price

£POA

Terms

For sale or to let on a new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

We are advised from internet enquiries that the rateable value is under £12,000 and therefore no business rates should be payable.

EPC

Rating 110 (Band E)

VAT

There is no VAT payable.

Viewings

Strictly by appointment via the sole agents.

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