

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Field View House, Bradden Lane,
Gaddesden Row, Hemel
Hempstead, Hertfordshire, HP2 6JB**

- From 228 sq ft to 6,848 sq ft in attractive Barn conversion
- Available as a whole or separate offices
- Ample parking & Superfast BT Fibre broadband
- Includes GF storage available separately of 746 to 2,142 sq.ft

LOCATION

Entry to the site is via a secure electric gate leading to ample private parking.

The building is situated off Bradden Lane, in a private secluded setting to the north side of Hemel Hempstead. Bradden Lane is off the B440 leading from Hemel Hempstead to Leighton Buzzard. Nearby towns include Redbourn which is approx 4.5 miles to the east and Hemel Hempstead which is approx 4.5 miles to the south.

The site overall benefits from a superfast BT fibre line and provides fantastic views over open fields and woodlands.



DESCRIPTION

An attractive barn conversion offices available to let as a whole or individual offices on inclusive flexible terms

ACCOMMODATION

There is a communal entrance providing a large open hall with break out area, having male and female w/c's and a communal kitchen. The ground floor provides three offices whilst the first floor provides 3 offices plus a large showroom that can be fitted as offices. There are also storage spaces available separately.

The offices benefit from LED lighting and a mixture of hardwood floors and carpeting along with central heating, with most benefitting from air-conditioning. Two offices on the first floor also each benefit from private WC/ shower facilities. A range of suites and sizes are available.

Office 1	439 Sq Ft	40.78 Sq M
Office 2	342 Sq Ft	31.77 Sq M
Office 3	416 Sq Ft	38.65 Sq M
Office 4	354 Sq Ft	32.89 Sq M
Office 5	228 Sq Ft	21.18 Sq M
Office 6	740 Sq Ft	68.75 Sq M
Total	6,848 Sq Ft	636.18 Sq M

RATEABLE VALUE

Rates to be assessed. An estimate is available upon application



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

QUOTING RENT

On Application

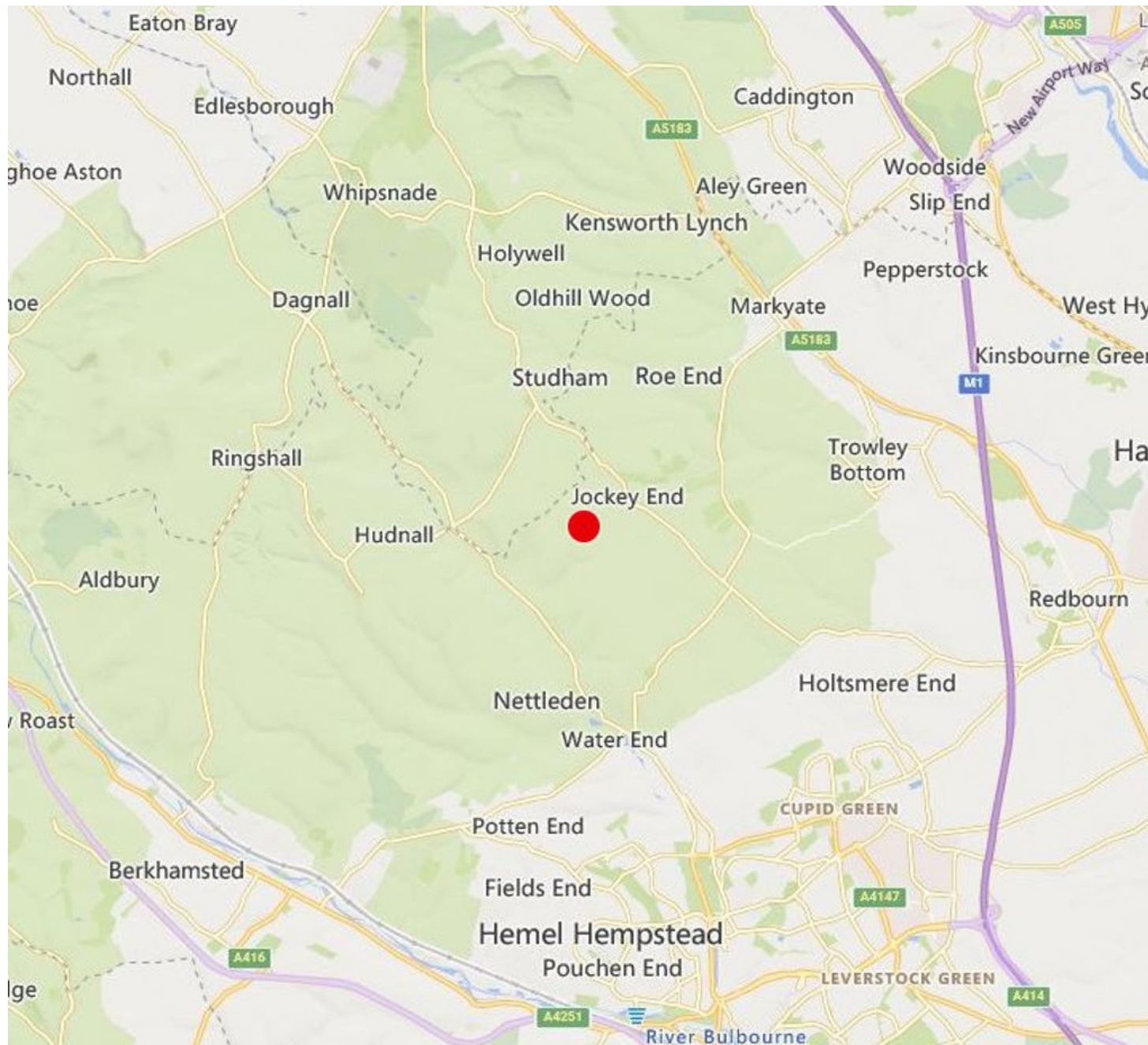
TENURE

Available on a new lease on terms to be agreed.

LEGAL COSTS

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





To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
ian.archer@g-s.co.uk
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ANTI-MONEY LAUNDERING (AML) PROCESS

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