

TO LET
LEISURE/OFFICE/RETAIL

 **GRAHAM
SIBBALD**



575-599 Maxted Road, Hemel
Hempstead Industrial Estate,
Hemel Hempstead, Hertfordshire,
HP2 7DX

- 2,470 sq.ft Space available for a variety of Class E uses including cafe, gym, beauty centre, retail as well as offices
- Excellent car parking. Potential for outdoor seating area
- Air conditioned. Own kitchen
- Prominent frontage

LOCATION

The building is on Maxted Road, part of the Maylands Business area of Hemel Hempstead. The town is well served for national and local roads as well as rail accessibility to London and Milton Keynes

Train station 3.8 Miles
M1 (Junction 8) 1.0 Miles
M25 (Junction 21a) 3.5 Miles
Luton airport 12 Miles
Central London 25.0 Miles



DESCRIPTION

BizSpace Hemel comprises a detached office building of approximately 52,000 sq.ft arranged on 4 floors available for flexible office leasing.

There are a large number of occupiers in the building, providing a potential catchment of around 350-400 staff in addition to surrounding businesses that total approx 7,000 employees

The space at the front comprises a large open plan area with disability access ramp, a kitchen, a store room and it's own WC facilities
In addition, tenants can share the main entrance, meeting room, and shower facilities for their own staff.

The space is available for occupation immediately

ACCOMMODATION

The space comprises a ground floor suite at the front of this 52,000 sq.ft building, with possibilities for a variety of uses

The space at the front comprises a large open plan area with disability access ramp, a kitchen, a store room and it's own WC facilities

The space is available for immediate occupation

Ground Floor Space	2,470 Sq Ft	229.46 Sq M
Total	2,470 Sq Ft	229.46 Sq M

RATEABLE VALUE

An estimate is available upon application



VAT

This property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE

Band C - 69

QUOTING RENT

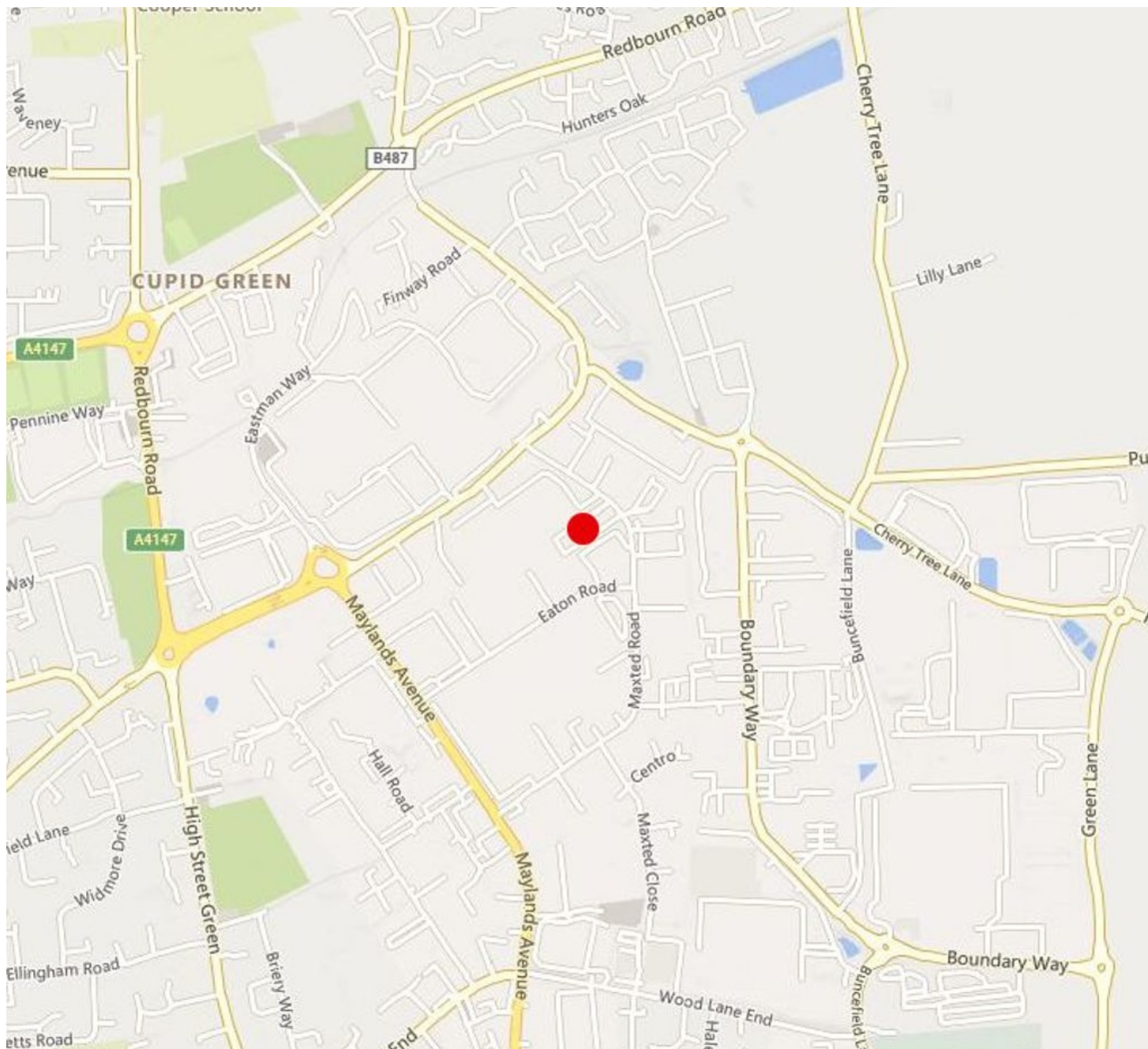
On Application

TENURE

A lease is available on a flexible basis for a term to be agreed.







To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
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