

TO LET  
OFFICE

 **GRAHAM  
SIBBALD**



**3 Amberside House, Wood Lane,  
Hemel Hempstead, Hertfordshire,  
HP2 4TP**

- 912 sq.ft mainly open plan
- Air-conditioning and meeting room fitted
- Demised parking for three cars plus visitor parking
- 500 yds from town centre shopping

## LOCATION

Amberside is situated towards the centre of town, in Wood Lane, off the main A414 St Albans road leading from the town centre to the industrial estate and M1, and is visible from this road. All town centre amenities are within a short walk

Marlowes Shopping centre 0.3 miles

Train station 1.4 miles

M1 (J8) 2.4 miles

M25(J21) 6.0 miles

Central London 28.0 miles



## DESCRIPTION

Ground floor office suite within a modern two storey office building comprising 13 office units. Suite 3 provides a mainly open plan office with a private meeting room to the rear and it's own private staff room.

Unit 3 further benefits from air conditioning, carpeting, LED lighting, floor boxes. There are also shared facilities including kitchen, disabled persons WC, lift, shower and shared entrance lobby.

## ACCOMMODATION

Ground Floor Office

|                    |           |            |
|--------------------|-----------|------------|
| Ground Floor Suite | 912 Sq Ft | 84.72 Sq M |
| Total              | 912 Sq Ft | 84.72 Sq M |

## RATEABLE VALUE

The rateable value from 1 April 2026 will be £14,250, which should result in a rates bill of £7,110.75 per annum subject to transitional phasing.

## VAT

This property is subject to VAT in addition.

## QUOTING RENT

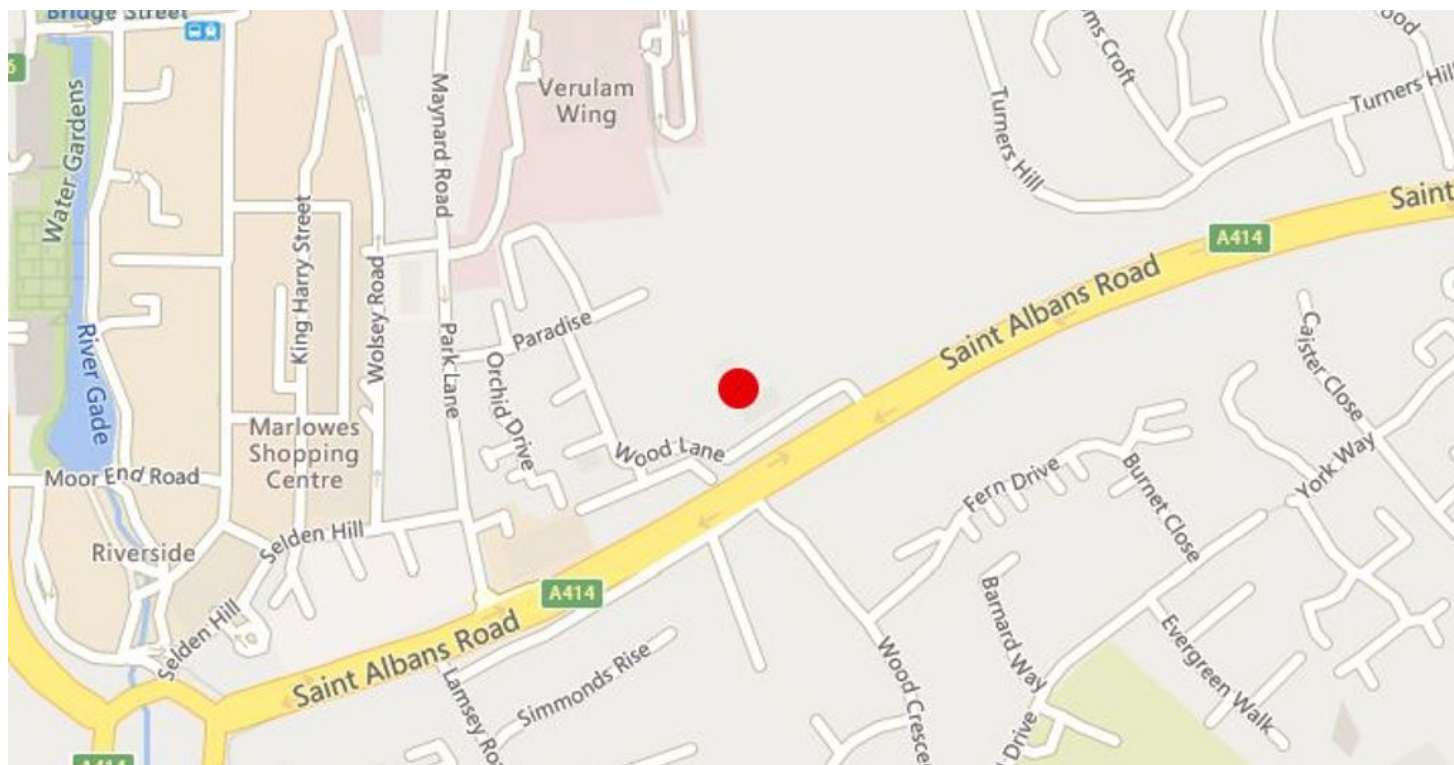
£16,500 Per Annum

## TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

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



To arrange a viewing please contact:



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### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.