TO LET
OFFICE

GRAHAM SIBBALD

5 Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

- 960 sq.ft open plan office
- Air conditioning, open plan, gated parking, LED lights
- Shared kitchen, WCs and shower, 500 yards from town centre
- 3 car spaces plus shared visitor spaces

LOCATION

Amberside is situated towards the centre of town off Wood Lane End, off the main A414 St Albans Road leading from the town centre to the M1. All town centre amenities are within a short walk down the hill.

DESCRIPTION

The premises comprise an open plan room all on one level within the ground floor of this 2 storey building. Divided in to small suites in 2007 the building benefits from AC, an entryphone with disability access door, gated parking and shared amenities including kitchens, showers, WCs and Accessible WCs.

ACCOMMODATION

Ground	960 Sq Ft	89.18 Sq M
Total	960 Sq Ft	89.18 Sq M

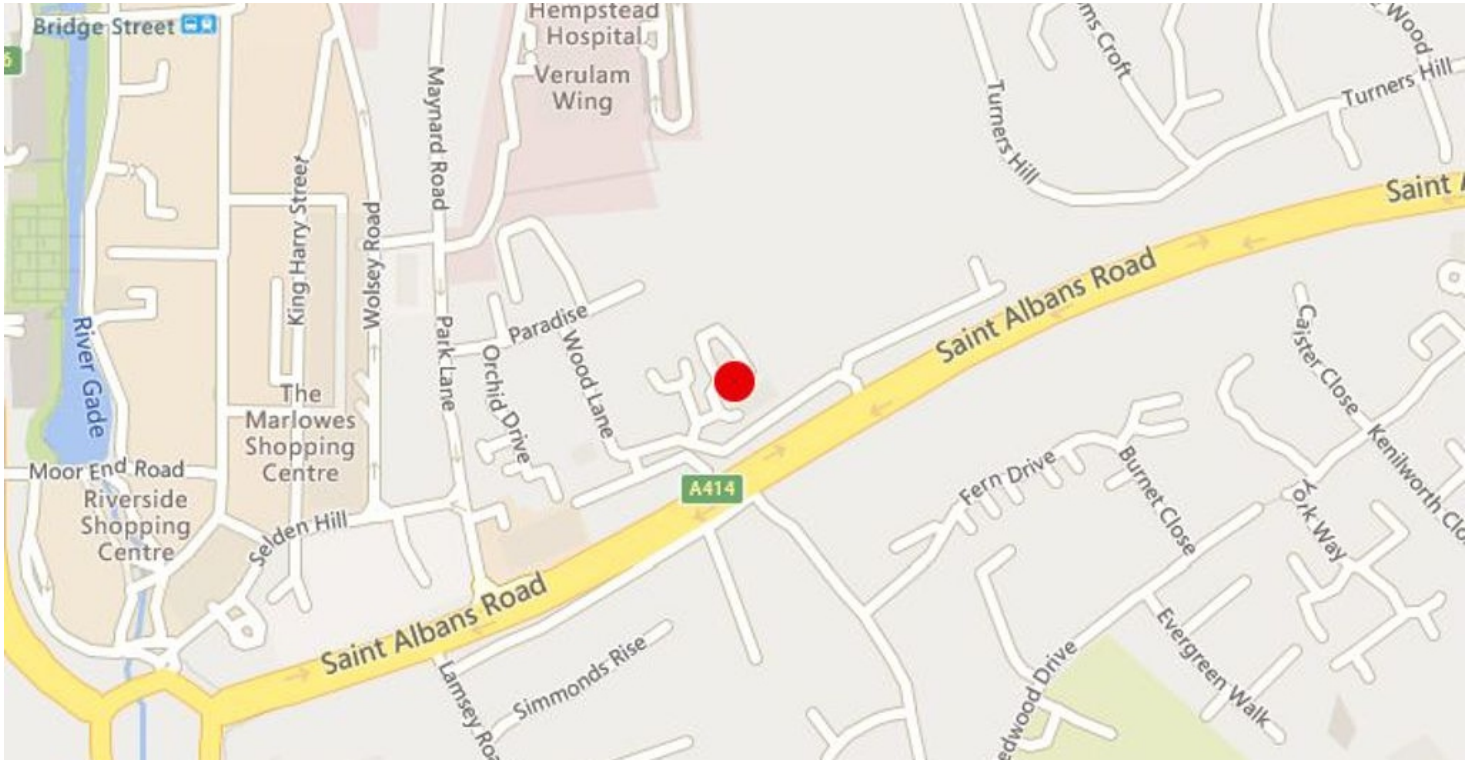
RATEABLE VALUE

The assessment will need to be revised. We believe that it is likely to be in the region of £17,000, with rates payable of £7,344

VAT
VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE
Band C - rating 69

QUOTING RENT
£17,280 Per Annum



To arrange a viewing please contact:

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