

**TO LET
OFFICE**



**78a Maxted Road, Hemel
Hempstead Industrial
Estate, Hemel Hempstead,
Hertfordshire, HP2 7DX**

- 1,532 sq.ft Self-Contained office suite at first floor level with AC to the main area
- 6 allocated parking spaces
- Excellent frontage onto busy road with shops nearby
- Own ground floor entrance. Large kitchen. LED lights

LOCATION

Hemel Hempstead is a major town in Hertfordshire with a population in the region of 90,000

The property is on the eastern side of the town, situated on the main business estate in Hemel Hempstead, adjacent to J8 of the M1 within 1.5 miles. J21a of the M25 is only a further 3 miles away



DESCRIPTION

The premises comprise a partly air-conditioned self-contained office suite within a 2 storey office building being part of a larger warehouse complex fronting on to Maxted Road, a busy route through to J8 of the M1.

The office has its own ground floor entrance leading to a large lobby and the stairs up to the first floor.

The first floor then provides a large open plan area plus 3 Directors office fitted with high quality glazed partitions, as well as a separate meeting room, kitchen and 2 WCs

ACCOMMODATION

The space is laid out mainly as an open plan area on the first floor plus a large meeting room, 3 additional offices, a meeting room, a kitchen and 2 WCs.

There is parking for at least 6 cars.

Ground Floor	139 Sq Ft	12.91 Sq M
First Floor	1,393 Sq Ft	129.41 Sq M
Total	1,532 Sq Ft	142.32 Sq M

RATEABLE VALUE

RV £21,500. Rates payable £9,288 2026-27



VAT

VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE

Band B 33

QUOTING RENT

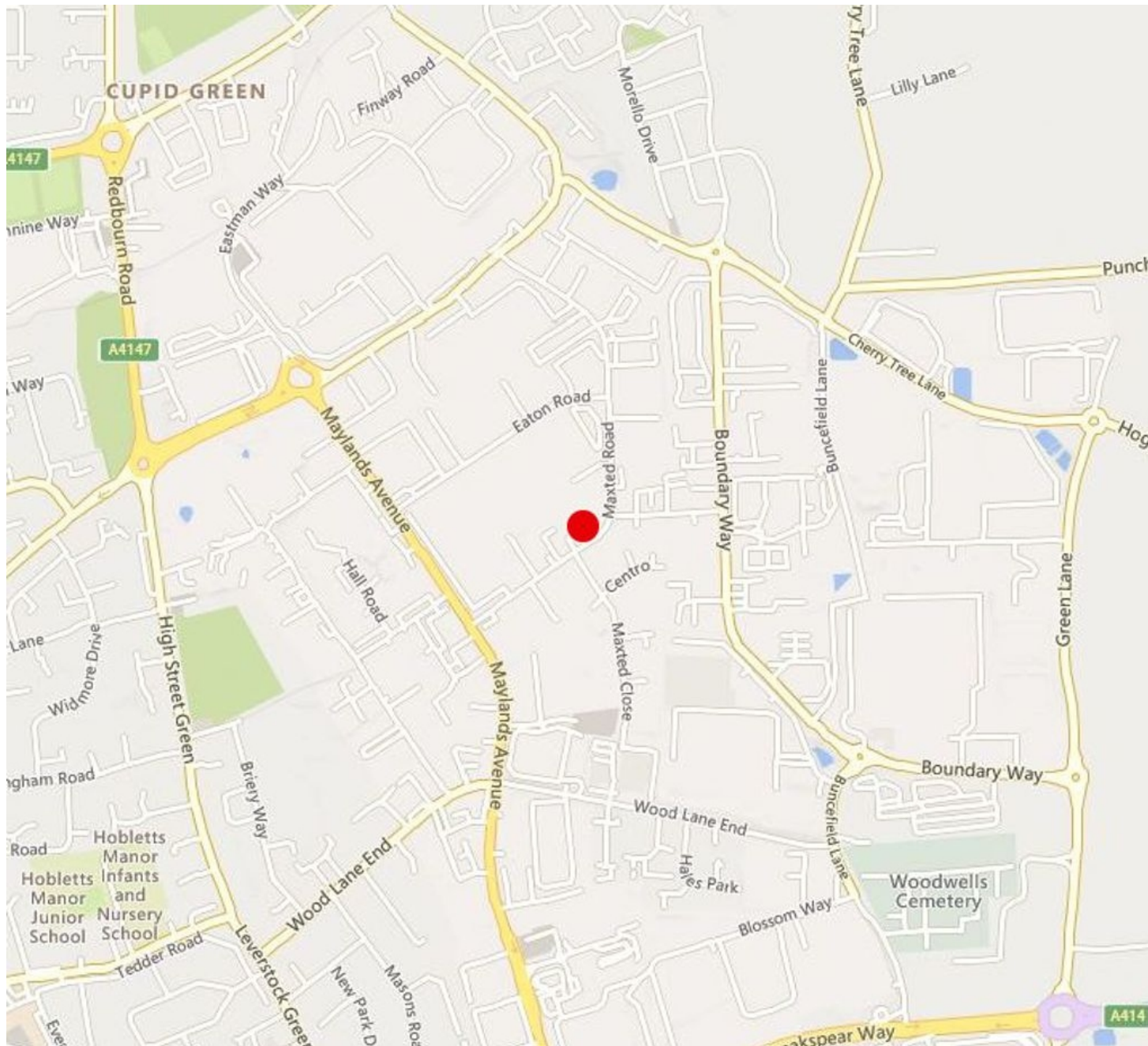
£25,000 Per Annum

TENURE

To let on a new full repairing and insuring lease for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954.







To arrange a viewing please contact:



IAN ARCHER

Director

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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

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