Stimpsons



Ground Floor Office Suite For Sale

2 Amberside

Wood Lane, Hemel Hempstead, HP2 4TP

Office

FOR SALE

2,018 sq ft

(187.48 sq m)

- Air conditioned
- 7 parking spaces
- Fitted offices
- LED lighting
- Raised floor
- Kitchen facilities

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Summary

Available Size	2,018 sq ft
Price	£450,000
Rates Payable	£14,475 per annum Estimated 2026/27
Rateable Value	£32,750
Service Charge	£17,346 per annum
VAT	Applicable
EPC Rating	C (65)

Accommodation

The accommodation comprises the following IPMS3 floor area:

Name	sq ft	sq m
Ground	2,018	187.48
Total	**2,018**	**187.48**

Description

A ground floor modern office suite, which is mainly open plan with 2 individual offices

Amberside was built in 2007 and comprises a number of individually owned office suites

Location

Amberside is located close to Hemel Hempstead town centre with a good range of shops, restaurants and a hotel within a few minutes walk

Junction 8 of the M1 is within 2.4 miles of the M1 and the A41 within 1.3 miles giving excellent access to the M25

Hemel Hempstead station offers a regular service to London Euston

Terms

The offices are held on a 250 year lease from 2007 at a peppercorn rent

VAT

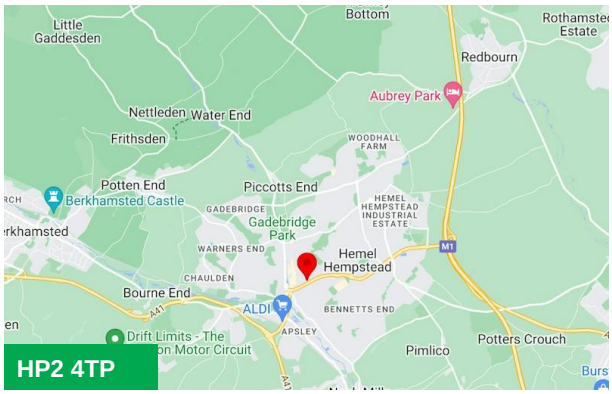
VAT will be payable on the purchase price

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 1730)







Viewing & Further Information

Harrison Hobbs

01923 604 025 | 07990 052 413

harrison.hobbs@stimpsons.co.uk

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH

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