Stimpsons



First Floor Self Contained Office Suite In Town Centre Location

1 The Waterhouse

Hemel Hempstead, HP1 1ES

Office

TO LET

1,575 sq ft

(146.32 sq m)

- Prime central location
- Flexible open plan workspace
- Raised access flooring
- Secure parking for 4 spaces per suite

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Summary

Available Size	1,575 sq ft
Rent	£25,200 per annum per suite
Rates Payable	£10,368 per annum per suite
VAT	Applicable
EPC Rating	C (59)

Description

The available space comprises two self-contained office suites within a modern office building, each with allocated car parking. The ground floor provides a large open-plan area, one small one-to-one meeting room, and two larger boardroom / meeting rooms,together with breakout space.

The first floor offers a well-presented open-plan office with two meeting rooms and a large kitchen/breakout area. The specification across both suites includes lighting (mostly LED), carpeted & raised access floors, and good natural light throughout with windows on three-sides.

Each suite benefits from four allocated parking spaces, split between the surface car park and the secure underground car park. Additional public parking is located directly opposite.

Location

1 Waterhouse is situated on Waterhouse Street in central Hemel Hempstead, within easy walking distance of the town centre and its wide range of shops, restaurants, and amenities. The property enjoys excellent transport links, with Hemel Hempstead railway station nearby providing direct services to London Euston in under 30 minutes. Additionally, the location offers convenient access to major road networks including the M1 and A41,facilitating easy regional and national connectivity.

Accommodation

The accommodation comprises the following IPMS3 floor areas:

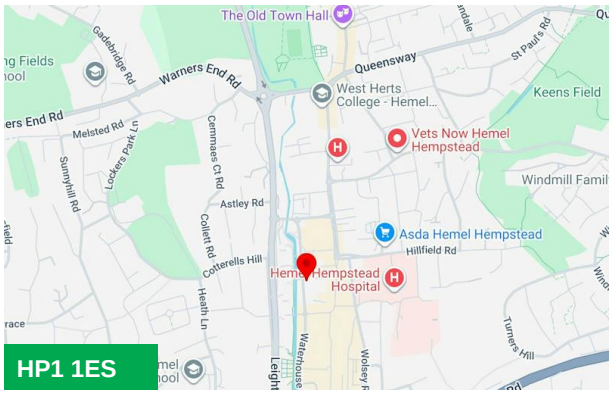
Name	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
Ground	1,575	146.32	£25,200 /annum	£10,368 /annum	£9,903.40 /annum	Under Offer
1st	1,575	146.32	£25,200 /annum	£10,368 /annum	£9,977.52 /annum	Available
Total	**3,150**	**292.64**				

Terms

The suites are available individually or combined on a new lease for a term to be agreed.

Viewings

Strictly by appointment via joint agents.



Viewing & Further Information

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