

GROUND FLOOR 9 MARCHMONT GATE BOUNDARY WAY HEMEL HEMPSTEAD

HP2 7BF

bf
brasierfreeth.com

Ground Floor Office | To Let | 1,045 Sq.ft

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Office Space
TO LET

KEY DETAILS

- Modern office space
- Premium grade carpeting
- Private kitchenette
- DATA/COMMS cupboard
- 3 compartment trunking
- Disabled toilet with shower & WCs
- 3 parking spaces
- CCTV cameras
- Pre-installed 100mb leased line internet

DESCRIPTION

Marchmont Gate Estate is a modern development comprising 10 individual office buildings arranged across three terraces in an attractive courtyard setting, with allocated parking.

Unit 9 is a mid-terrace building adjacent to Boundary Way, offering office accommodation on the ground floor only. The unit has been comprehensively decorated throughout, including carpeting and kitchenette.

Two offices have been installed, giving separate meeting rooms or private office space.

The landlord has pre-installed a 100 Mbps symmetrical leased-line internet connection, which occupiers can access on a flexible monthly or annual basis. The landlord is an Ofcom-registered provider. The property also benefits from CCTV cameras, viewable via an app.



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	97.08	1,045

This floor area is approximate and has been calculated on a IPMS3 basis.

LOCATION

The building is situated in the centre of the Maylands Industrial Estate in Hemel Hempstead.

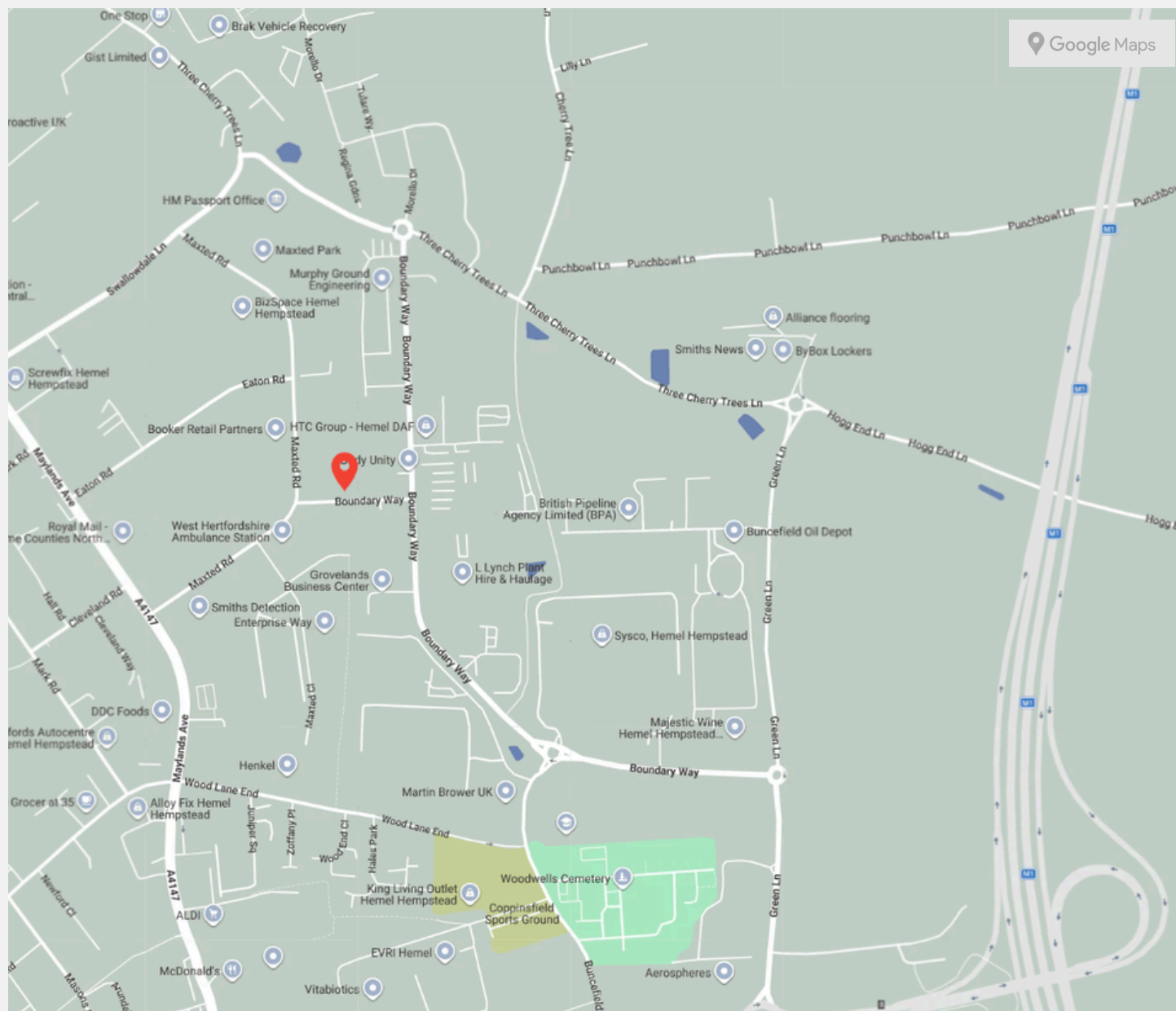
The development is ideally situated with good access routes nearby. The property is only one mile away from the recently improved Junction 8 of the M1 motorway and where the strategic junction with the M25 (J21) motorway is only a further three miles to the south.

Hemel Hempstead is a prime location and is served by the mainline railway (London Euston - approximately 30 minutes). There is a HertsLynx Maylands Link bus that operates from the station and Hemel Hempstead town centre up to various stopping points on the Maylands Estate and visa versa.

TRANSPORT

-  M1 (J8) - 1 mile
-  M25 (J21) - 4 miles
-  London Euston - 30 mins
-  HertsLynx Maylands Link

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RENT

£18,000 per annum exclusive.

EPC

The property has an EPC rating of B 49. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £17,000.

The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Dacorum Borough Council, 01442 228000.

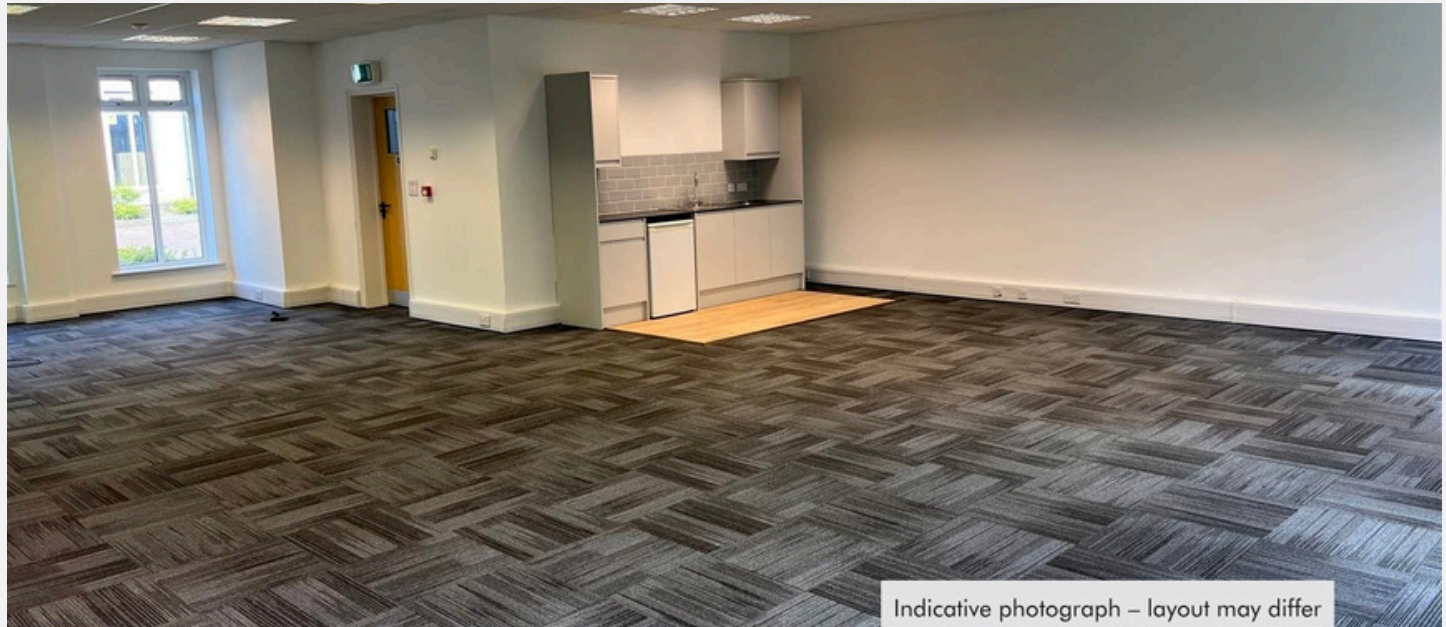
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand VAT is not applicable.



CONTACT

GET IN TOUCH

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