UNIT 5 ZODIAC BOUNDARY WAY HEMEL HEMPSTEAD

HP2 7SJ

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Office Building with Parking - To Let - 3,304 Sq.ft

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Office Space

TO LET

KEY DETAILS

- Self-contained office building
- Lower comparable running costs compared with multi let premises in the area
- Raised floors
- 11 allocated parking spaces
- Passenger lift
- Fully air conditioned
- WC, shower and kitchen facilities

DESCRIPTION

Zodiac comprises five self contained two-storey office buildings set around a landscaped courtyard and occupies a prominent corner position on one of the principle entry roads into the Maylands Business Area. The office is open plan internally and is fully air conditioned with raised floors throughout. A lift is provided to allow for disabled access.

Externally there are 11 allocated parking spaces with the property.

AMENITIES

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ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	153.50	1,652
First Floor	153.50	1,652
Total	307.00	3,304

These floor areas are approximate and have been calculated on an net internal basis.

LOCATION

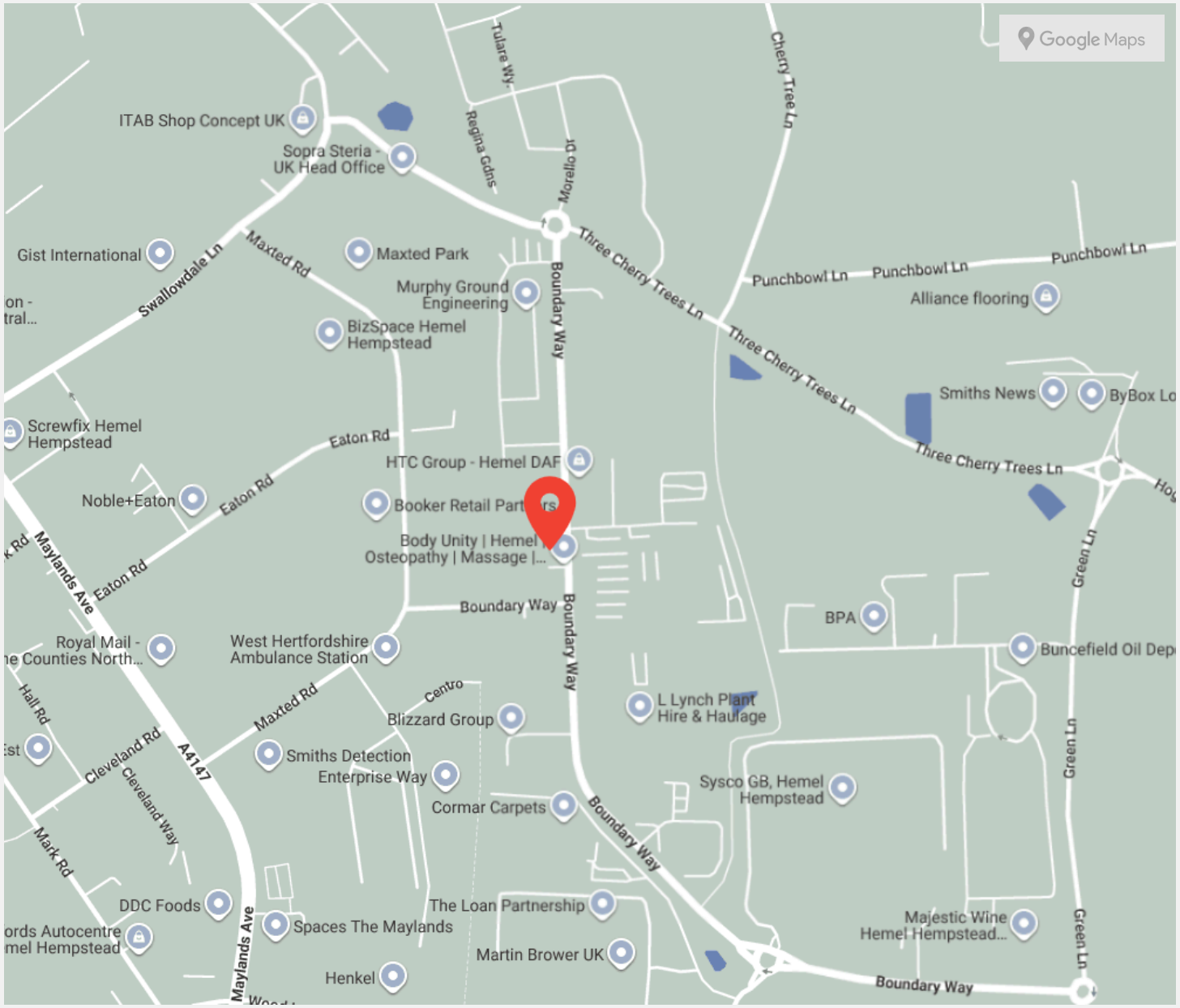
Unit 5 Zodiac is situated off Boundary Way within the Maylands Business Area of Hemel Hempstead.

Zodiac is only one mile from the recently improved Junction 8 of the M1 motorway, from where the strategic junction of the M25 (J21) is only three miles.

Hemel Hempstead is served by the main line railway with frequent service to London Euston – fastest journey time being approximately 30 minutes.

TRANSPORT

- M1 (J8) - 3 mins
- M25 (J21a) - 8 mins
- Hemel Hempstead Train Station - 11 mins
- St Albans Train Station - 18 mins
- Hemel Hempstead Town Centre - 6 mins
- Watford - 20 mins
- Milton Keynes - 40 mins



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TENURE

The property is available on a new full repairing and insuring lease with terms to be agreed.

RENT

Rent on application.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £54,500. 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.

CONTACT

GET IN TOUCH

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