

FIRST FLOOR
158 MARLOWES
HEMEL HEMPSTEAD

HP1 1BA

bf.
brasierfreeth.com

TOWN CENTRE OFFICE SUITE | TO LET | 2,201 SQ.FT (204.48 SQ.M)

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Office Space

TO LET

KEY DETAILS

- LED lighting
- Air conditioning
- 2 allocated car spaces
- Kitchen
- Shower
- Separate meeting room
- Prominent town centre location
- Self-contained first floor office
- EPC B (47)

DESCRIPTION

The property comprises a self-contained first floor office suite extending to approximately 2,201 sq ft (204.48 sq m), prominently situated on The Marlowes in Hemel Hempstead town centre.

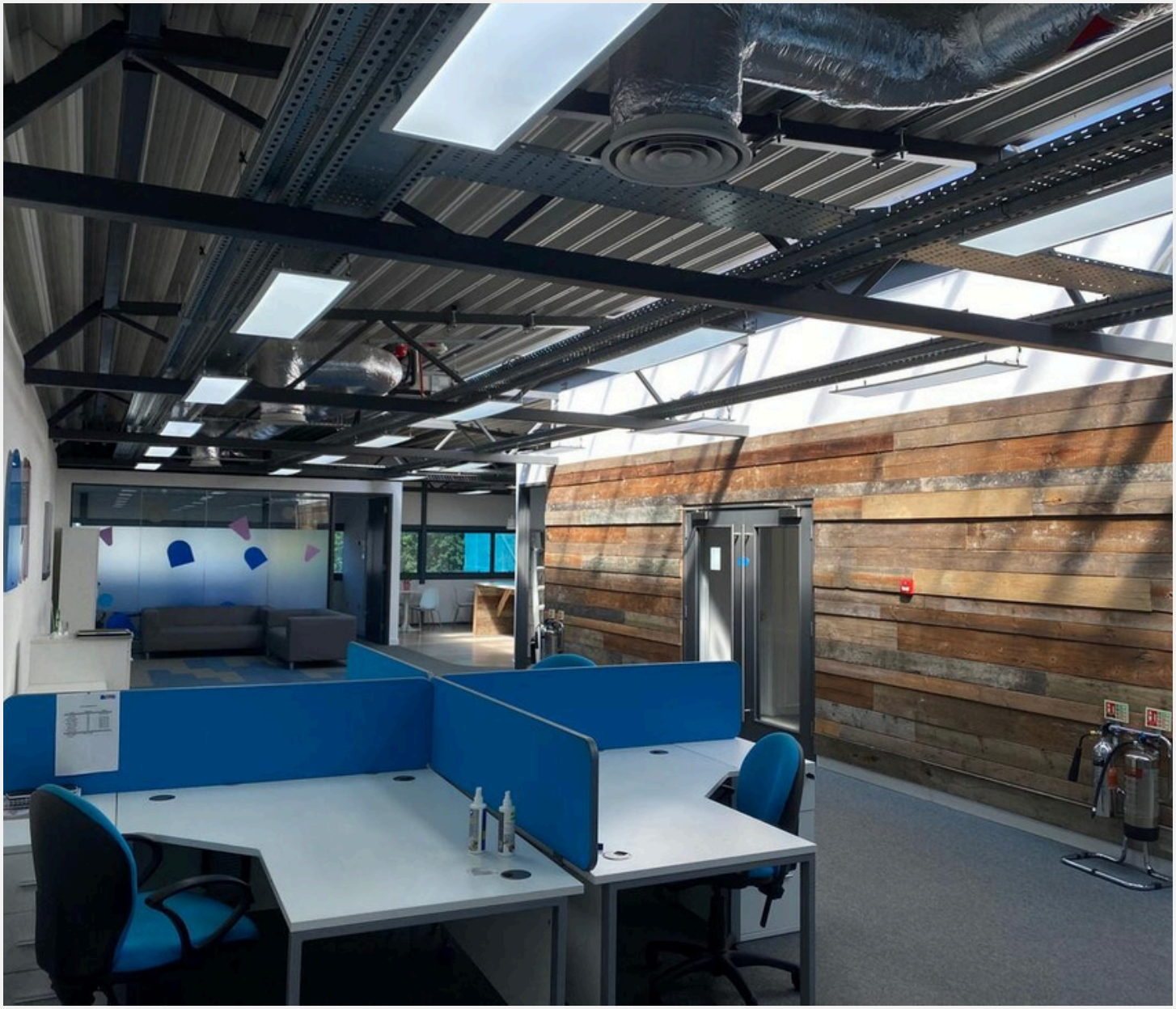
Accessed via its own entrance at ground floor level, the accommodation provides predominantly open-plan office space with a separate meeting room, kitchen, male and female WCs and shower facilities.

The suite benefits from air conditioning, LED lighting and two allocated parking spaces within the rear car park, with additional public parking available nearby.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
First Floor	2,201	204.48

This floor area are approximate and have been calculated on a net internal basis.



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LOCATION

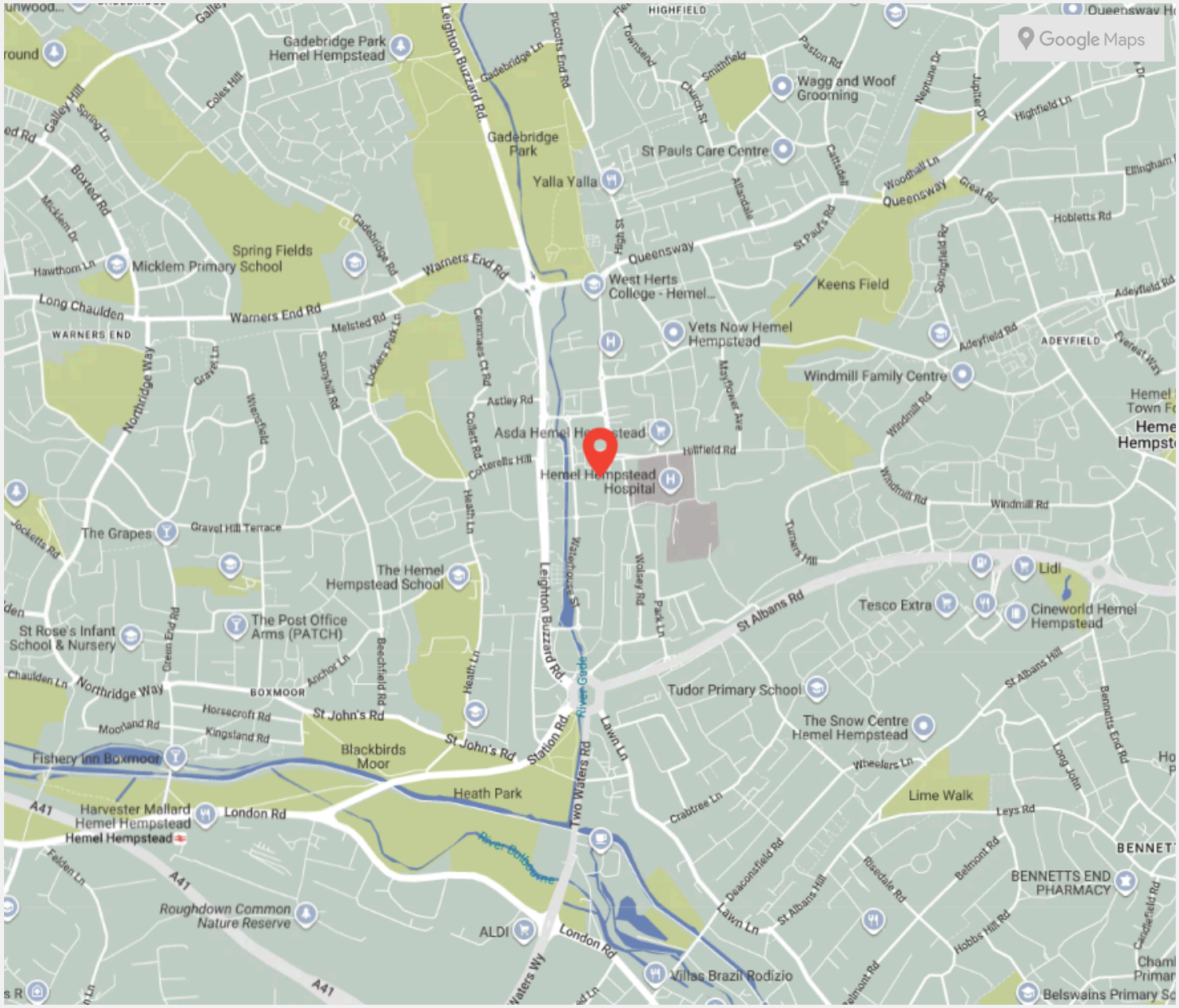
The suite is situated in The Marlowes, the principal shopping street of Hemel Hempstead. It is within easy walking distance of the NCP multi-storey car park, Marlowes Shopping Centre and Riverside Shopping Centre.

Hemel Hempstead is one of the principal commercial centres in Hertfordshire being strategically located close to the M1 and M25 junctions. Junction 8 of the M1 is approximately 3 miles distant whilst Junction 20 of the M25 is 4 miles distant via the A41 dual carriageway.

The town is served by the West Coast Mainline railway which provides a fast and frequent service to London Euston (journey time approximately 30 minutes).

TRANSPORT

- M1 (J8) - 3 miles away
- M25 (J20) - 4 miles away
- London Euston Station - approx 30 minutes



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TERMS

Available on a new lease with terms to be agreed.

The tenancy will be outside the Landlord and Tenant Act 1954.

RENT

£26,000 per annum exclusive.

EPC

The property has an EPC rating of B 47. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £42,750. 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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