

ASTON HOUSE 27 QUEENSWAY COURT HEMEL HEMPSTEAD

ASTON HOUSE HP1 1LS

bf
brasierfreeth.com

Office Suite | To Let

27 QUEENSWAY COURT HEMEL HEMPSTEAD

HP1 1LS

Office Space
TO LET

KEY DETAILS

- Characterful period-style building
- Courtyard setting
- Two parking spaces
- Close to Hemel Hempstead Old Town

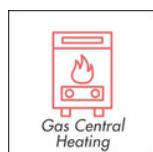
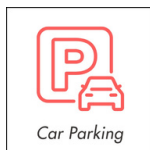
DESCRIPTION

The office suite is situated on the second floor of a characterful building within an attractive courtyard setting.

The accommodation comprises two inter-connecting, carpeted rooms, benefiting from gas-fired central heating, with access to communal kitchen facilities and WC's.

An additional meeting room of approximately 145 sq ft is also available, subject to separate negotiation.

AMENITIES



27 QUEENSWAY COURT HEMEL HEMPSTEAD

HP1 1LS

Office Space
TO LET

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Second Floor Office	381	37.2

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

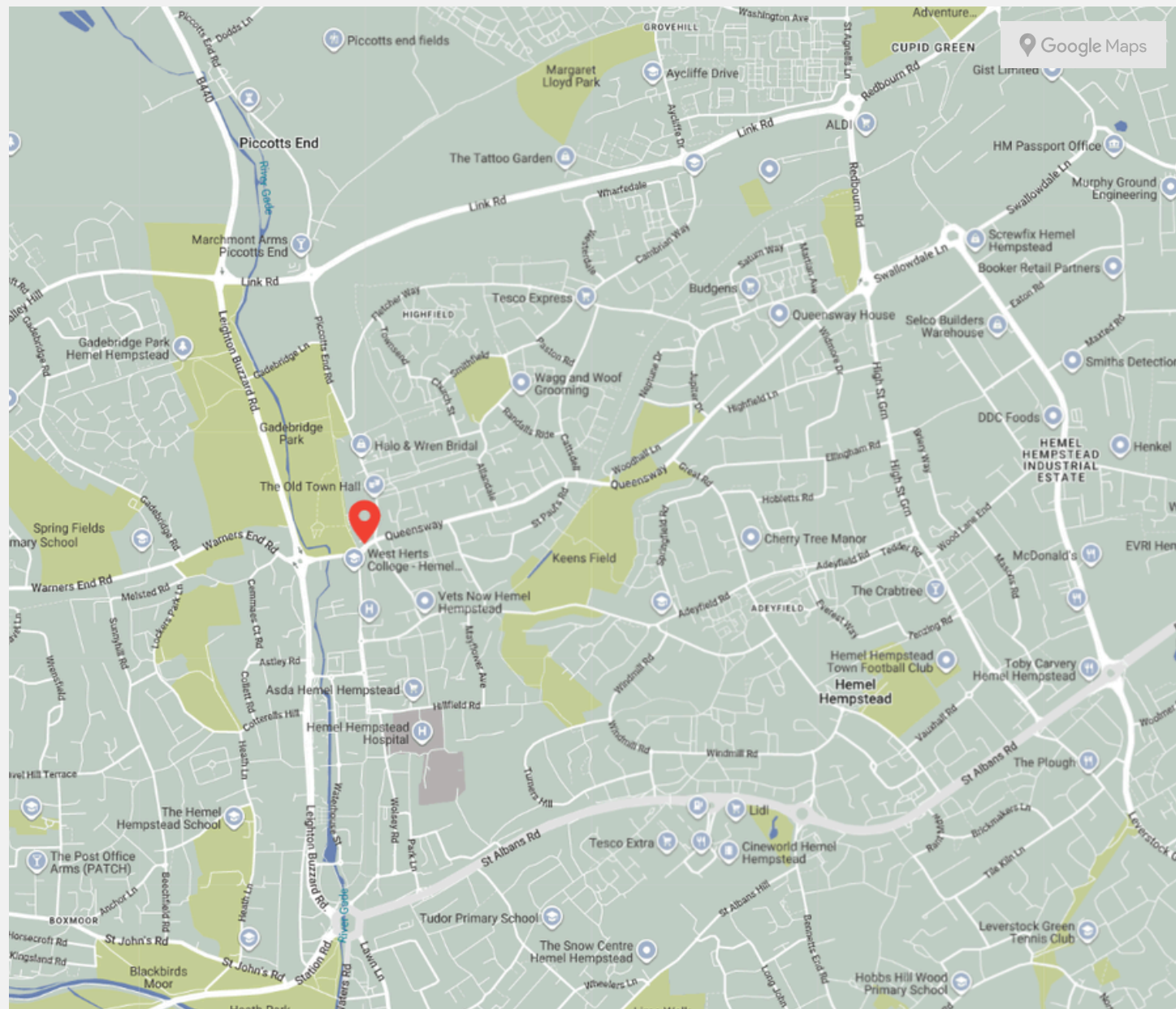
LOCATION

The property is situated off Queensway between Marlowes and the old High Street in central Hemel Hempstead.

The old town is particularly characterful with many pubs, restaurants and specialist shops. Public parking is available nearby.

TRANSPORT

-  Hemel Hempstead Station - 6 minutes away
-  M1 (J8) - 3 miles
-  M25 (21 & 21A) - 7 miles



27 QUEENSWAY COURT HEMEL HEMPSTEAD

HP1 1LS

TENURE

The suite is available on a new lease with terms to be agreed.

RENT

£8,500 per annum exclusive.

SERVICE CHARGE

A service charge will be levied as a contribution towards the running costs of the property.

This will cover the costs of utilities (gas, water, electricity) etc and cleaning of the common areas and external car park.

EPC

This property has an EPC rating of E113. Further details upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £7,300.

The rates payable will be a proportion of this figure. For rates payable please refer to 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.

Office Space
TO LET



CONTACT

GET IN TOUCH

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

Marc Adler

07889 443713

marc.adler@brasierfreeth.com

Brasier Freeth Details

enquiries@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.