



9 AMBERSIDE HEMEL HEMPSTEAD

HP2 4TP

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Office Property
SHORT TERM LETTING

KEY DETAILS

- 16 fully equipped workstations
- Dual monitors and docking stations
- Open-plan breakout / informal meeting area
- Printer and 60" presentation TV
- Two shared meeting rooms – 10 person and 4 person
- Shared kitchen and communal facilities
- Air conditioning
- Ethernet cabling and floor power
- Allocated parking within the gated car park
- Visitor parking
- Shower and cycle storage
- Flexible / short-term lease available

AMENITIES

 Air Conditioning	 Ethernet Cabling & Floor Power Sockets	 Kitchen	 Shared Accessible WC's & Shower
 Parking 7 Spaces	 Gated Car Park	 Town Centre	 Excellent Transport Links



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
First floor	80.30	864

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

DESCRIPTION

A bright and spacious first-floor office suite within a modern two-storey office building, offering a fully furnished and ready-to-occupy workspace.

The suite is currently configured with 16 workstations, each equipped with dual monitors, docking stations, keyboards, mice and headsets, providing an immediate and flexible office solution.

In addition to the main open-plan workspace, the suite incorporates an informal breakout and meeting area, together with a printer and 60" TV, ideal for presentations, video conferencing and team meetings.

Occupiers will also benefit from access to two shared meeting rooms. Further shared facilities include a fully equipped kitchen, WC facilities, shower and a welcoming main entrance with an entry phone system.

Externally, the suite benefits from dedicated car parking, together with access to shared visitor and disabled parking spaces and a dedicated bike rack.

The property is situated within a secure gated and fenced compound, providing an additional level of security for occupiers and their vehicles.



LOCATION

Amberside is situated towards the centre of town, in Wood Lane, off the main A414 St Albans road leading from the town centre to the industrial estate and M1, and is visible from this road.

All town centre amenities are within a short walk.

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

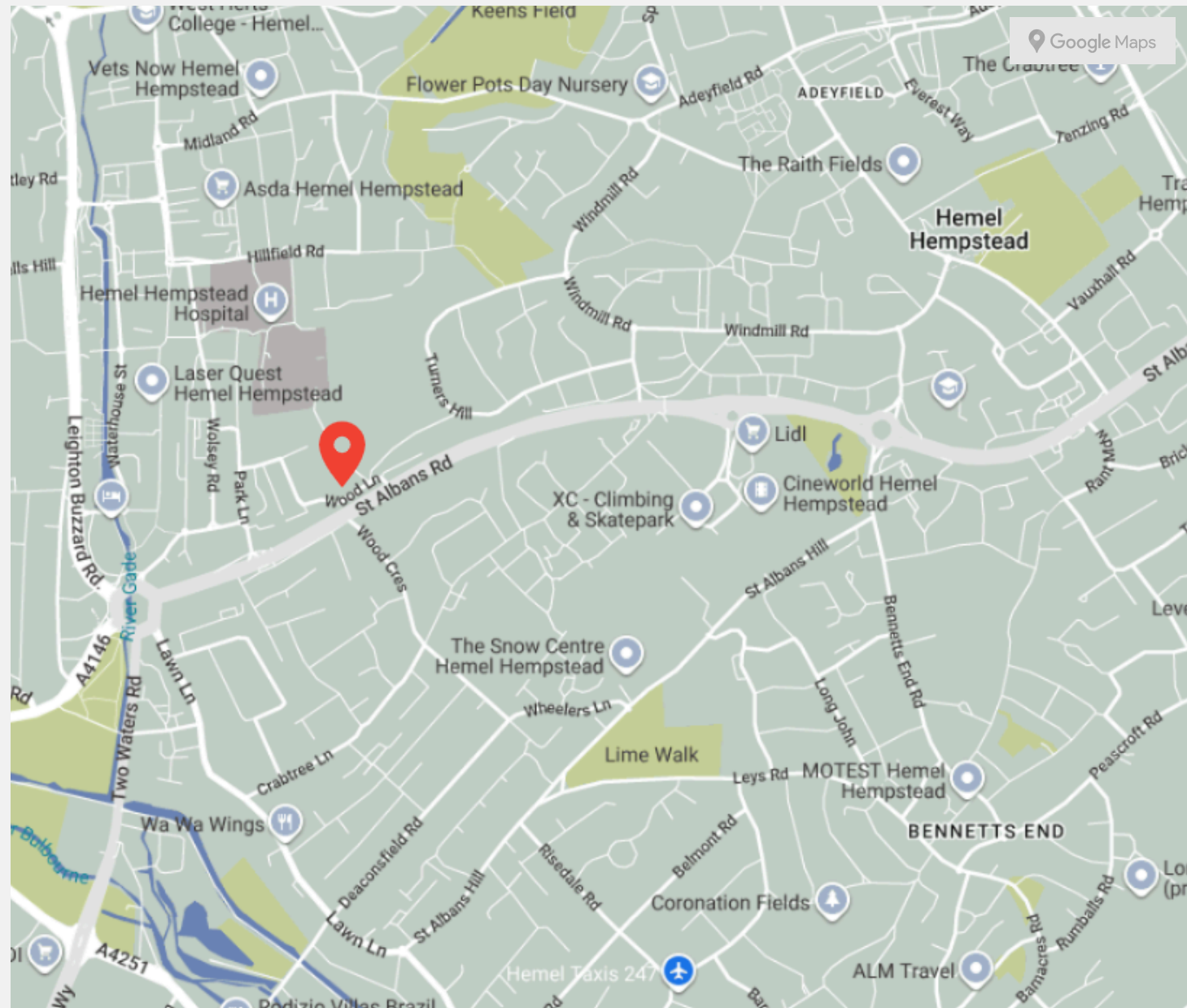
In addition, the A41 dual carriageway passes to the south of the town which gives rapid dual carriageway access to Junction 20 of the M25.

TRANSPORT

🚆 Hemel Hempstead Station - 1.4 miles

🛣️ M1 (J8) - 2.4 miles

🛣️ M25 (J21) - 6 miles



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RENT

£24,000 per annum inclusive (Including utilities and service charge).

EPC

The property has an EPC rating of C 60. Details available upon request.

BUSINESS RATES

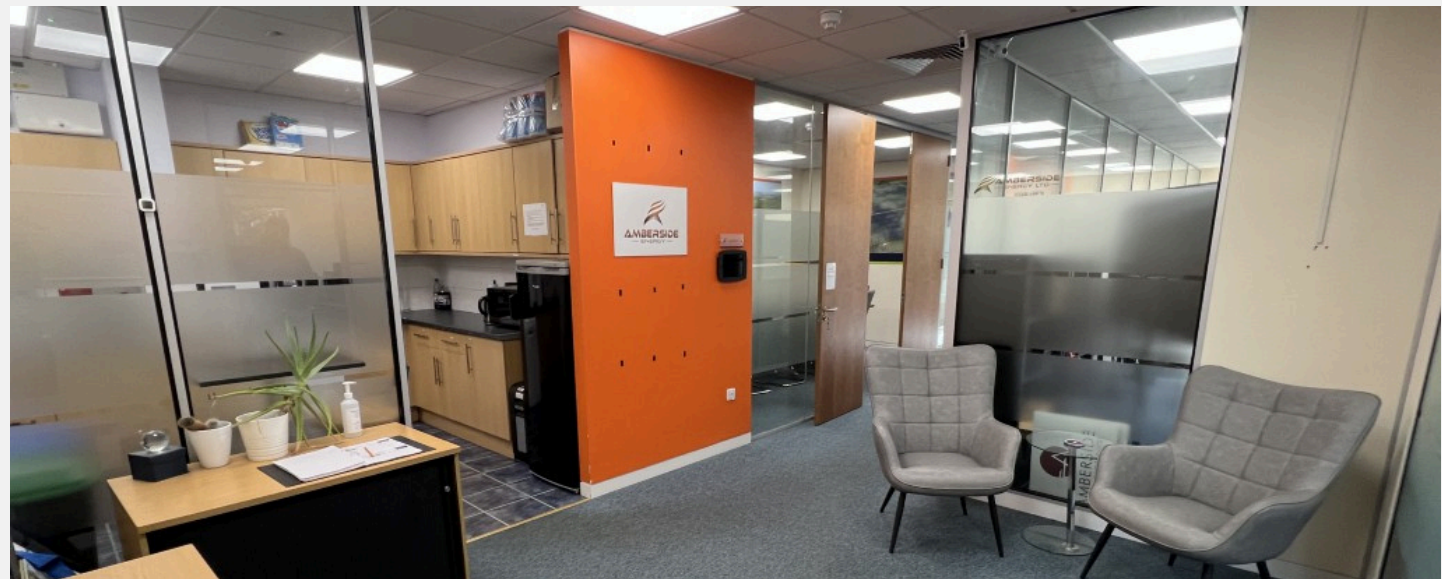
The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £15,250.

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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