



### ■ Key features

- LED lighting
- In-suite kitchenettes
- Shared ladies & gents toilets
- 3 parking spaces

### ■ Accommodation

Ground floor suite	717 Sq. ft	66.61 Sq. m
First floor suite	<b>Let</b>	

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

### ■ Description

Modern office suite providing open-plan working space with LED lighting panels throughout, with in-suite kitchenette facilities and additional communal shared kitchen.

The building is heated by a centralised system via radiators throughout. The suite presents very well and has been fitted-out to a modern standard, with vinyl flooring, entry phone systems and a communal waiting area.

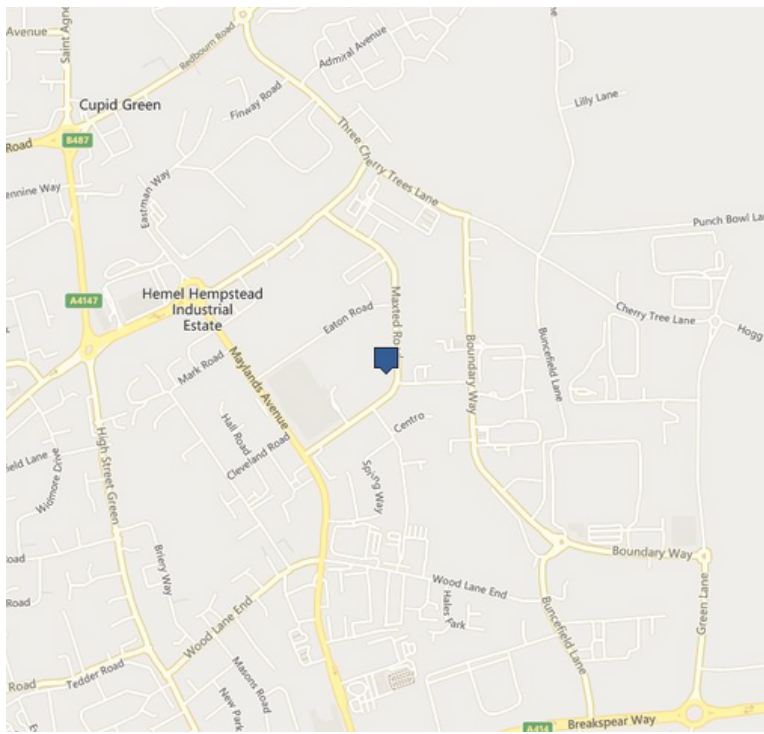
Three parking spaces are allocated to this suite. (Further spaces are available subject to negotiation on a separate license basis).

**For viewings contact:**

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## Location

Enterprise House is situated in a prominent position overlooking the junction of Macted Road and Boundary Way, one of the principal routes into the Maylands Business Area.

The property is located only 1.5 miles from Junction 8 of the M1 motorway from where Junction 20 of the M25 is only 3 miles further south. The A41 dual carriageway is approximately 3 miles from the property.

Hemel Hempstead station is approximately 3.5 miles away from where there is a fast and frequent service into London (Euston 30 minutes approximately) and the Midlands.

## Tenure

The property is available to let on a new lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the Landlord & Tenants Act 1954.

## Rent

Ground Floor Suite (717 Sq. ft) - £12,000 per annum exclusive plus VAT.



## Rates

The VOA website shows an entry in the 2017 Rating List of:

Rateable Value

Ground Floor Suite: £7,000

For rates payable for year to 31 March 2022, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

## EPC

Energy Rating: 59 / Grade C.

## Legal costs

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

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