



### ■ Key features

- Newly refurbished.
- Gas central heating.
- High speed fibre to site.
- Male & female toilets on each floor.
- 12 allocated parking spaces (1:196 Sq. ft).
- Mature landscaped estate.
- Available February 2020.

### ■ Description

Grovelands is a popular low density estate comprising 8 high quality office buildings that have all been recently refurbished.

The available suite comprises the entire ground floor of this two storey building.

The landscaping at Grovelands is established and attractive and the car parking provided on site is particularly generous.

### ■ Accommodation

Ground Floor                      2,351 Sq. ft      218.4 Sq. m

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

**VIEWINGS - Strictly by appointment**

**brasierfreeth.com**

**Trevor Church**

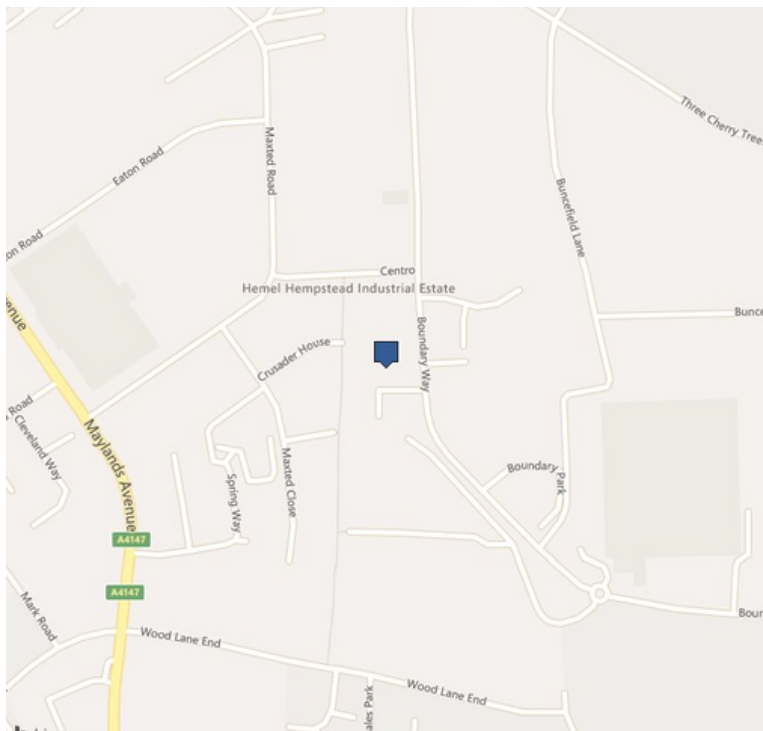
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## Location

Grovelands is a self-contained office park situated off Boundary Way, one of the principal routes onto the large and successful Maylands Business Area of Hemel Hempstead.

Accessibility by road is excellent being 1 mile from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The town centre and access to the A41 dual carriageway is 2.5 miles away.

Hemel Hempstead mainline railway station is 3 miles distant, from where there is a fast and frequent service into London Euston, taking approximately 30 minutes.

## Tenure

The office suite is available to let on a new full repairing and insuring lease for a term to be agreed.

## Rent

£43,000 per annum exclusive (£18.29 per Sq. ft) plus VAT.

## SERVICE CHARGE

There will be a service charge in respect of maintenance of the common parts and exterior of the building and maintenance of the estate. This is currently budgeted at £4.26 per Sq. ft.

## EPC

The EPC rating for this property is C - 62.

## Rates

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £23,000.

For rates payable for year to 31st March 2021, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.