

QUALITY OFFICE SUITE TO LET

7,005 sq ft – 650.78 sq m

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

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PART SECOND FLOOR, BUILDING 2, PEOPLEBUILDING, MAYLANDS AVENUE, HEMEL HEMPSTEAD HP2 4NW

LOCATION

The Peoplebuilding Office Park fronts Maylands Avenue (A4147) within the large and successful Maylands business area of Hemel Hempstead. The Park is located only a mile or so from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

Hemel Hempstead town centre is 2.5 miles away and Hemel station is 3 miles (London Euston 30 minutes approximately).

The Heart of Maylands retail development is approaching completion which will provide a useful range of convenience shopping and services all within easy walking distance of Peoplebuilding.

DESCRIPTION

Building 2 comprises a prestigious large four storey modern office building with elevations featuring reactive Brise Soleil system.

The office suite available comprises the front corner of the second floor.

AMENITIES

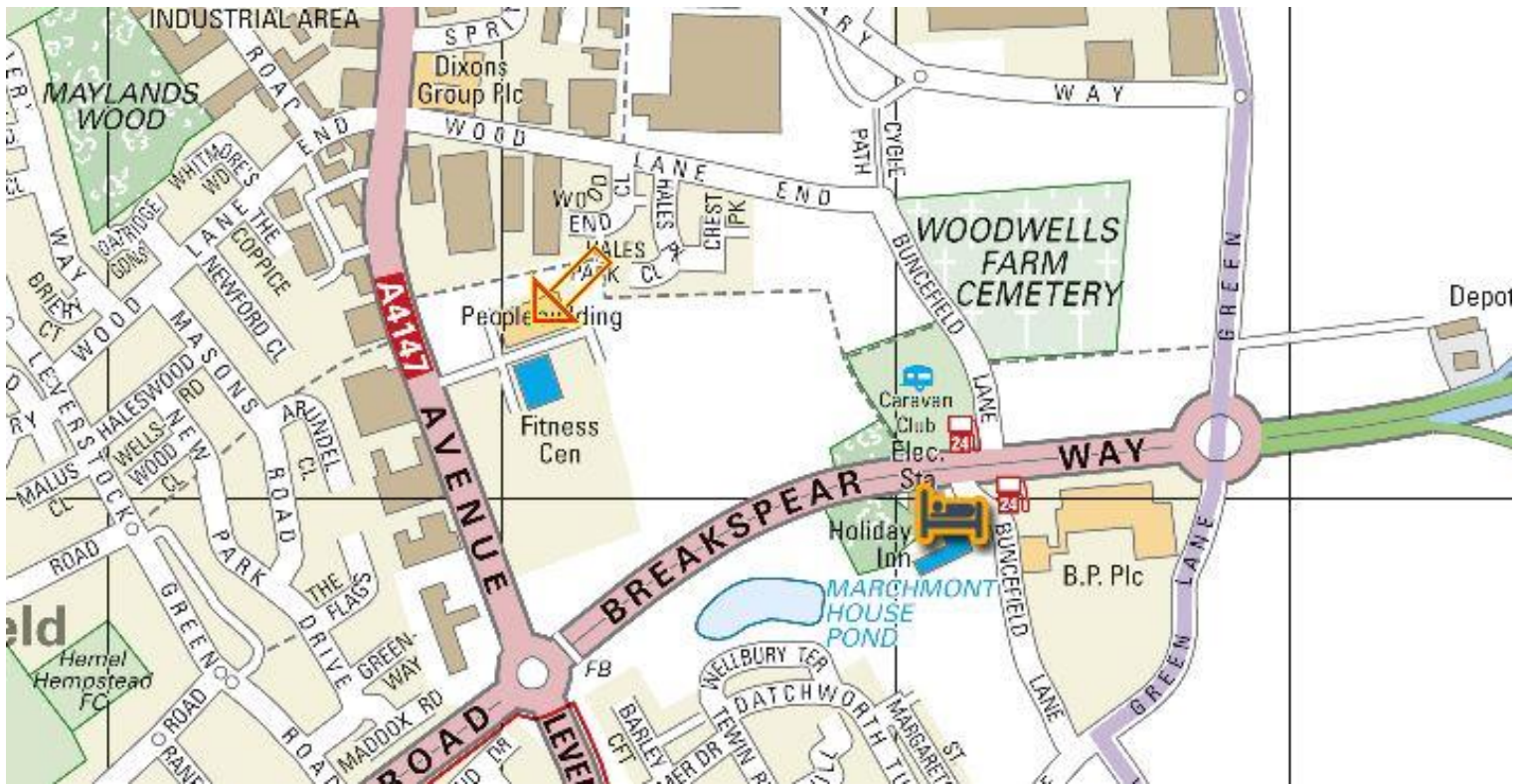
- Air conditioning
- Raised floor system
- High quality common areas
- 3m floor to ceiling height
- Fully glazed
- 24 hour security
- Manned reception
- 22 car parking spaces
- Peak time shuttle bus to station
- Large health club and restaurant adjacent

VIEWING | Strictly by appointment through this office with:

Trevor Church
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Philip Walker
01442 298809
philip.walker@brasierfreeth.com

Or joint agents Savills
Rob Pearson
0207 299 3093
rpearson@savills.com



ACCOMMODATION

	sq ft	sq m
Second Floor	7,005	650.78

TERMS

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

RENT

On application.

RATES

Rateable Value from April 2017: £97,000

Estimated Rates Payable for the year April 2017 – April 2018: having made allowance for transitional relief. £43,470

Interested parties must contact the Local Rating Authority (Dacorum Borough Council – 01442 228000) to confirm the Rates Payable.

EPC RATING

To be confirmed.

FILE NO: 17096

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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