

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



**1st Floor Unit 1, Grovelands
Business Centre, Boundary Way,
Hemel Hempstead, Hertfordshire,
HP2 7TE**

- 2,736 sq.ft Refurbished office with 12 car spaces
- New air-conditioning, LED lighting & carpets
- 4 person passenger lift
- High speed fibre broadband available at separate cost

LOCATION

The property is situated off Boundary Way, one of the main routes in to the Maylands Business Area in Hemel Hempstead, adjacent to J8 of the M1

M1 (J8) 1.0 miles

M26 (J21a) 4.4 miles

Central London 26.0 miles

Hemel train station 3.8 miles



DESCRIPTION

The property comprises an open plan suite on the first floor of this two-storey building.

The space has benefited from a recent refurbishment to include new LED lights, new air-conditioning units, new carpets and redecoration. In addition there are 12 car spaces allocated.

The ground floor entrance is shared

ACCOMMODATION

The property comprises an open plan suite on the first floor of this two-storey building.

First Floor	2,736 Sq Ft	254.17 Sq M
Total	2,736 Sq Ft	254.17 Sq M

RATEABLE VALUE

From internet enquiries the rateable value is, £44,750 per annum from 1st April 2026 with rates payable of approximately £22,330 per annum for 2026-27.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating 66 (Band C)

QUOTING RENT

£50,620 Per Annum

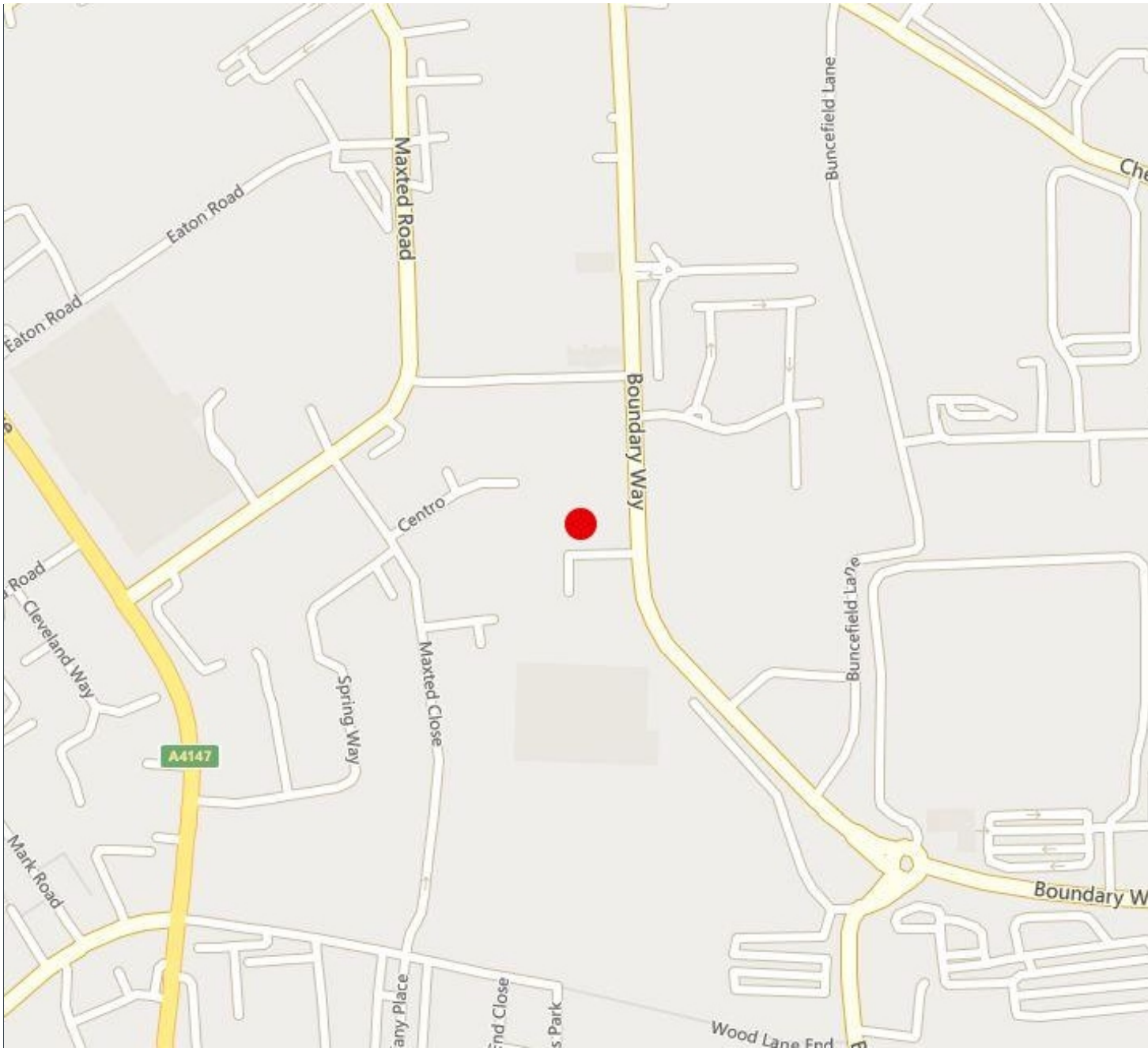
TENURE

Available on a new effectively full repairing and insuring lease.

LEGAL COSTS

Each party is to be responsible for their own legal costs.





To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 08-May-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.