



- 4 person passenger lift
- New air-conditioning
- 12 car spaces allocated
- New carpets
- New LED lighting
- Redecorated
- High speed fibre broadband available at separate cost

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Unit 1, Grovelands Business Centre, Boundary Way, Hemel Hempstead Herts,
HP2 7TE

Refurbished office suite

Approx. 2,736 Sq Ft (254.17 Sq M)

To Let

Unit 1, Grovelands Business Centre, Boundary Way, Hemel Hempstead Industrial Estate, Hemel Hempstead, Hertfordshire, HP2 7TE

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

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



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Floor Area

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

Rent

£50,620 per sq ft per annum exclusive

Terms

Available on a new effectively full repairing and insuring lease.

Business Rates

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

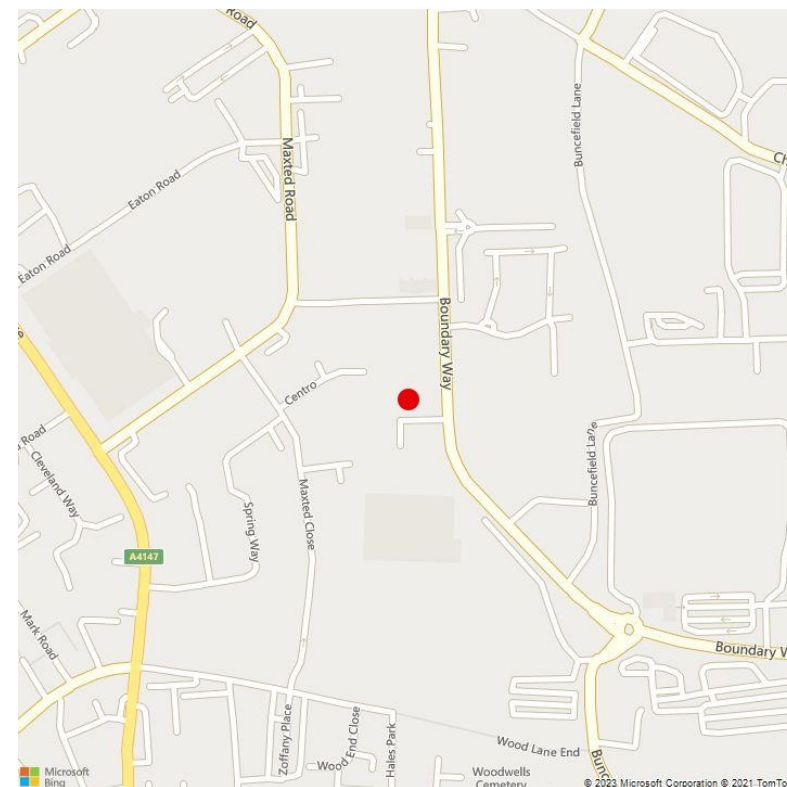
This property is subject to VAT.

Energy Performance Rating

Rating 66 (Band C)

Legal Costs

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



Viewings

By appointment via sole agents -
Aitchison Raffety 01442 220800
Ian Archer
ian.archer@argroup.co.uk or
Connor Harrington,
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RAFFETY**

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