

# NORTH WING FOCUS 31

CLEVELAND ROAD • HEMEL HEMPSTEAD • HP2 7EY  
[www.focus31.co.uk](http://www.focus31.co.uk)



## TO LET

**GROUND FLOOR OFFICE SUITE**  
**3,794 SQ FT (352.5 SQ M)**

- FULLY REFURBISHED
- AIR CONDITIONED
- APPROXIMATELY 1.5 MILES FROM M1 (J8)
- 15 ON SITE CAR PARKING SPACES



Shows similar unit



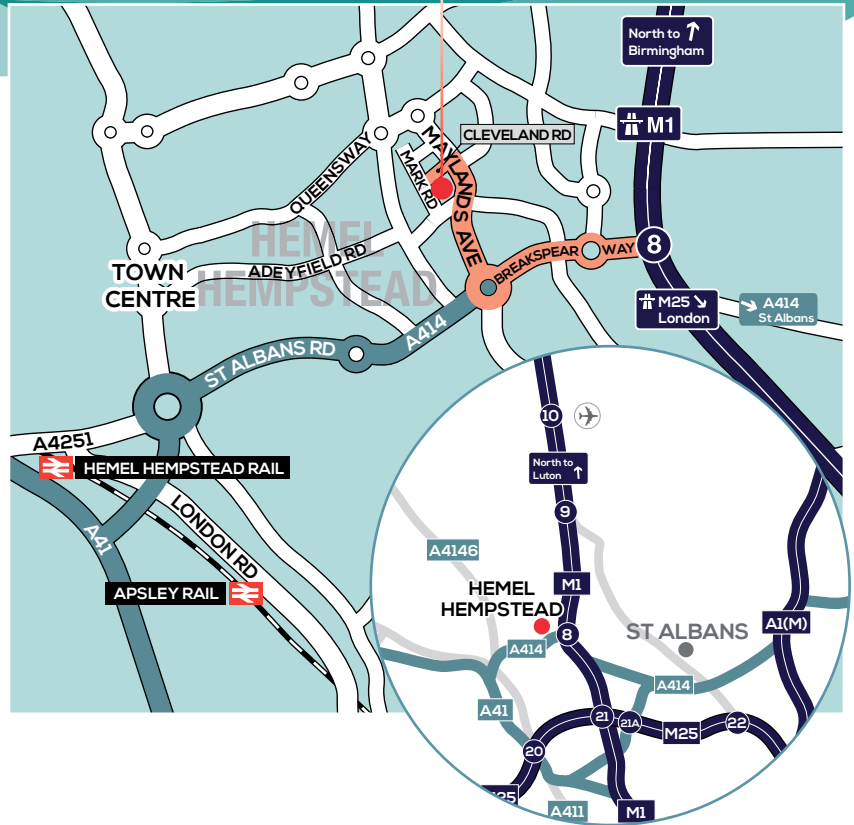
Shows similar unit

## LOCATION

Focus 31 occupies a prominent position at the corner of Mark Road and Cleveland Road within the well established Maylands Employment Area of Hemel Hempstead. North Wing is accessed off Cleveland Road.

Junction 8 M1 motorway is within 1.5 miles and in turn junction 21 M25 motorway is within 6 miles to the south. The A41 lies immediately south west of the town providing an additional fast dual carriageway link to the M25 at junction 20 or North to Berkhamsted and Tring.

Hemel Hempstead's mainline train station is located on London Road and provides good communications to London Euston (30 mins) and to Birmingham.



## DESCRIPTION

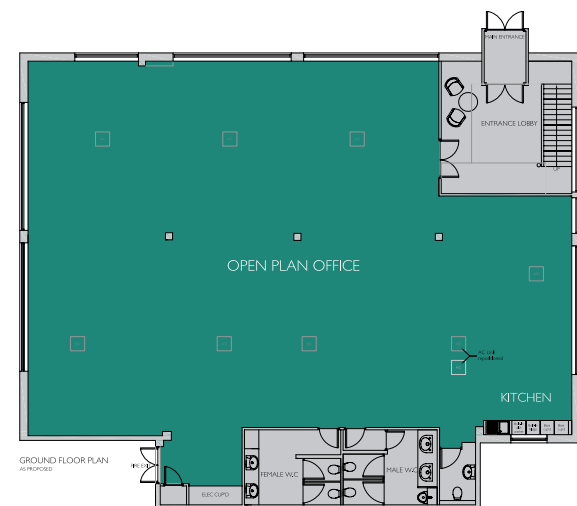
The property comprises a ground floor suite within a 2 storey office building which can be utilised for professional office use or an R & D high-tech use with storage. It has been refurbished throughout together with the shared reception/ lobby entrance to a contemporary finish.

## SPECIFICATION

- Fully refurbished throughout
- 15 car parking spaces (1:253)
- Air conditioning
- Full Access Raised Floors
- New carpet tiles
- Suspended Ceiling
- Integrated LG7 lighting
- Dedicated wcs and tea point

## ACCOMMODATION (NIA)

Ground Floor 3,794 sq ft (352.5 sq m)



## EPC

The offices have an energy performance rating of C-74.

## SERVICE CHARGE

A service charge is payable to cover the cost of facilities/services provided by the landlord together with external building and common area maintenance. Details of the current service charge are available on request.

## TERMS

The accommodation is available To Let on flexible lease terms. Details are available on request. All figures are quoted exclusive of VAT.

## FURTHER INFORMATION

Please contact the joint Agents:

Paul Gallagher

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