

SMALL OFFICE SUITES TO LET

PRELIMINARY DETAILS

304 - 864 sq ft (28.24 - 80.27 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

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

01442 263033

www.brasierfreeth.com



FIRST FLOOR OFFICES – 6 MAXTED ROAD, HEMEL HEMPSTEAD, HP2 7DX

KEY FEATURES

- Gas fired central heating
- Air conditioning cassette units
- Suspended ceiling and LED lighting
- Shared kitchen
- On site car parking

ACCOMMODATION

| | sq ft | sq m |
|------------------------|------------|--------------|
| Office 1 – First Floor | 560 | 52.03 |
| Office 4 – First Floor | 304 | 28.24 |
| Total | 864 | 80.27 |

Car parking is allocated on site:-

Office 1 – 2 spaces
Office 4 – 1 space

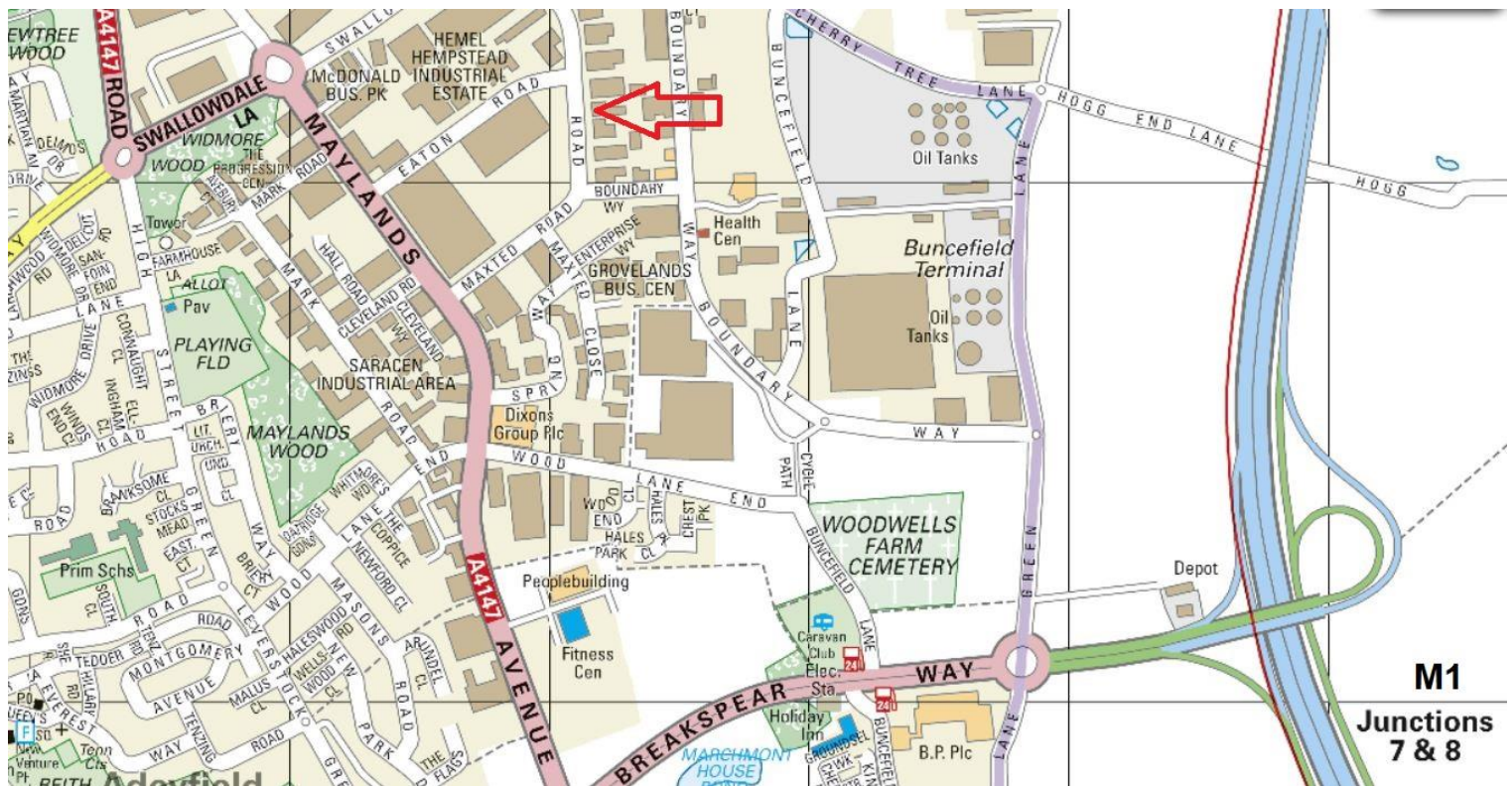
DESCRIPTION

The office suites are situated on the first floor which are currently under refurbishment. The suites are open plan.

VIEWING | Strictly by appointment through this office with:

Claire Madden
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LOCATION

The property is situated in Maxted Road, one of the principal roads in the heart of the Maylands Business Area. The property is only 1.5 miles from Junction 8 of the M1 motorway from where the junction with the M25 is only 3 miles further south.

Hemel Hempstead town centre is around 3.5 miles away, as is access to the A41 dual carriageway which gives fast access to the M25 at Junction 20.

Hemel Hempstead mainline station is 3 miles from the property at Boxmoor giving access to London Euston (journey time of 30 minutes).

TENURE

The suites are available to let on a new lease for a term to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

Office 1 - £12,040 per annum.
Office 4 - £6,536 per annum.

The quoted rent includes a contribution to running costs and business rates. Rent is payable quarterly in advance.

VAT

The rent is subject to VAT at the prevailing rates.

LEGAL COSTS

Each party to bear their own costs.

EPC RATING

To be assessed on completion of the works.

HH000923

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- National Retail Agency
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- Property Consultancy



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