

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



**First Floor Unit 6, Grovelands
Business Centre, Boundary Way,
Hemel Hempstead, Hertfordshire,
HP2 7TE**

- 1,856 sq.ft with 9 allocated car parking spaces
- Air-conditioning, LED lighting, own kitchenette
- High speed fibre broadband available separately
- Double glazed windows. Entryphone. Kitchenette

LOCATION

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 (Junction 8) 1.0 Miles

M25 (Junction 21a) 4.4 Miles

Central London 26.0 Miles

Train station 3.8 Miles



DESCRIPTION

The premises comprise a first floor mainly open plan suite within this two-storey office building. The estate benefits from an excellent provision of parking and mature landscaping. There is also access to high speed fibre broadband at a separate cost.

ACCOMMODATION

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First Floor	1,856 Sq Ft	172.42 Sq M
Total	1,856 Sq Ft	172.42 Sq M

RATEABLE VALUE

Rateable value £29,500. Rates payable 2026-27
£12,744 subject to possible phasing

VAT

VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE

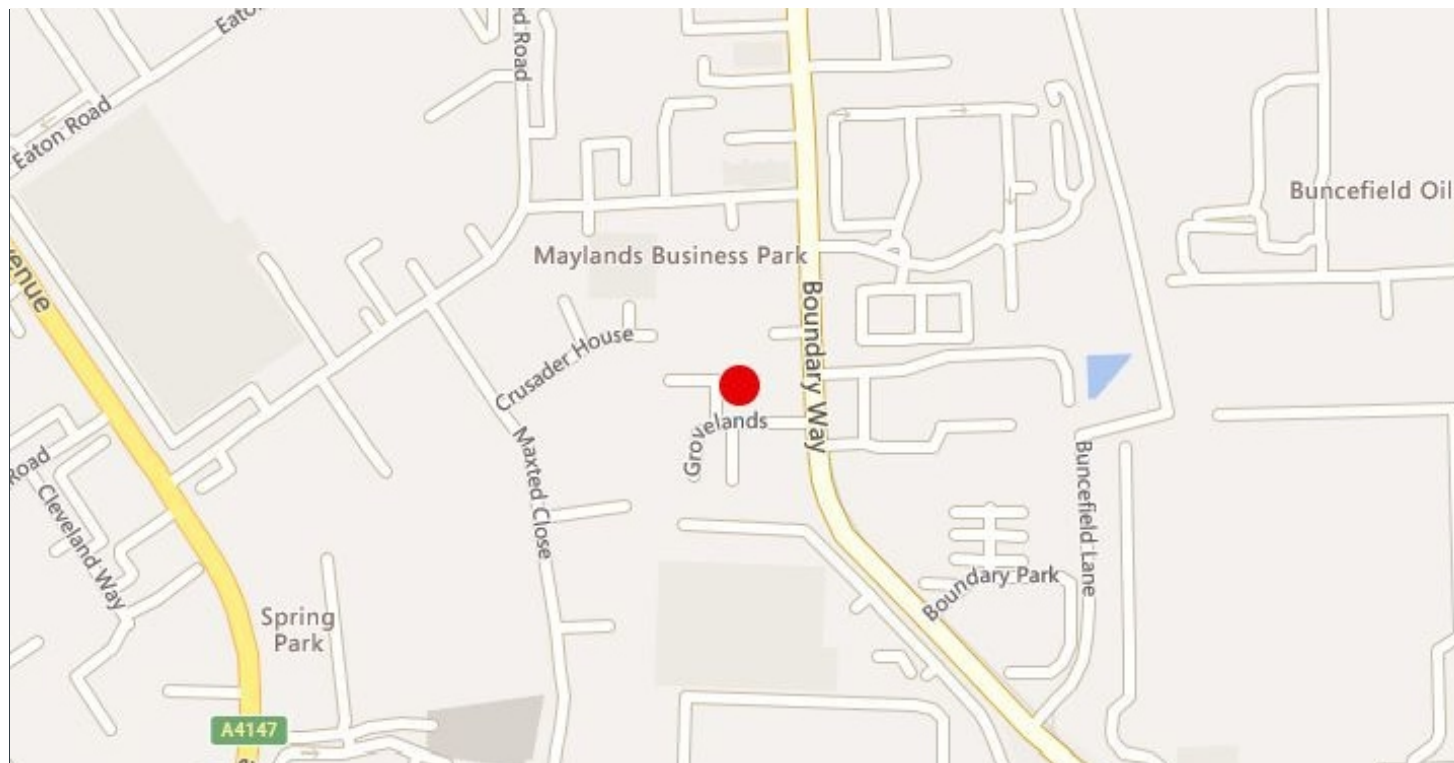
Band C - 71

QUOTING RENT

£34,500 Per Annum

TENURE

A new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954 subject to regular rent reviews.



To arrange a viewing please contact:



IAN ARCHER

Director

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CONNOR HARRINGTON

Commercial Surveyor

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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.

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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.