



- 9 allocated car parking spaces
- Gas central heating
- High speed fibre broadband available separately
- Carpeted
- LED lighting
- Double glazed windows
- Kitchenette
- **Rent: £34,000 per annum**

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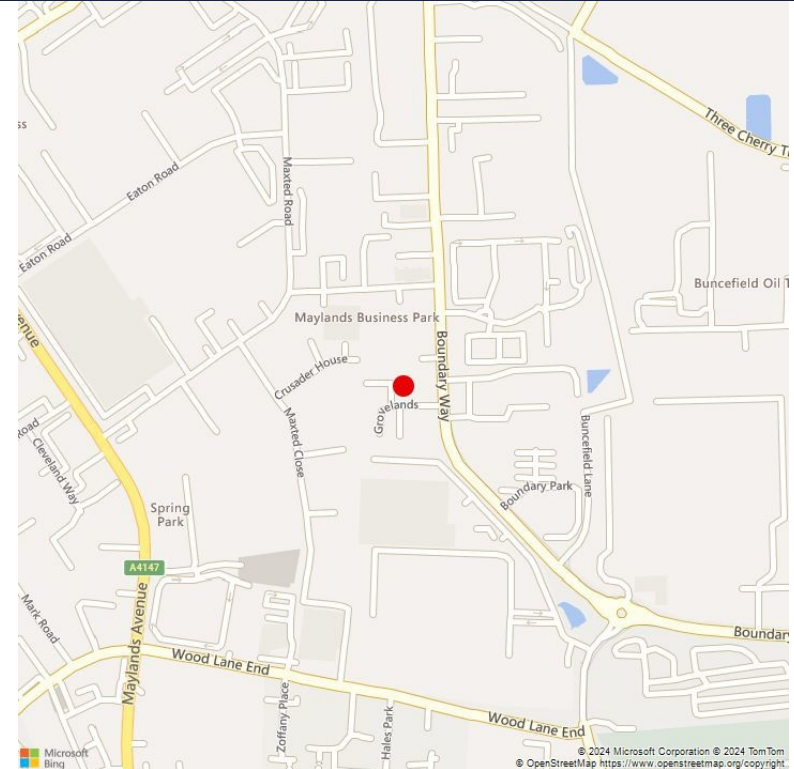
Unit 6, Grovelands Business Centre, Boundary Way, Hemel Hempstead, Herts, HP2 7TE

First Floor Office Suite

Approx. 1,856 Sq Ft (172.42 Sq M)

**To Let**

# Unit 6, Grovelands Business Centre, Boundary Way, Hemel Hempstead, Hertfordshire, HP2 7TE



## 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.

## 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

## Floor Area

First Floor	1,856 Sq Ft	172.42 Sq M
<b>Total</b>	<b>1,856 Sq Ft</b>	<b>172.42 Sq M</b>

## Rent

£34,500 per annum exclusive

## Terms

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.

## Business Rates

Rateable value £29,500. Rates payable 2025-26 £14,720.50.

## VAT

VAT is payable in addition

## Energy Performance Rating

Band C - 71

## Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) or Connor Harrington, 01442 220800, [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)



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