



**AITCHISON
RAFFETY**



- New air conditioning
- Gas central heating
- New LED lighting
- Double glazed windows
- Kitchenette
- Redecorated & new carpets
- 5 car parking spaces

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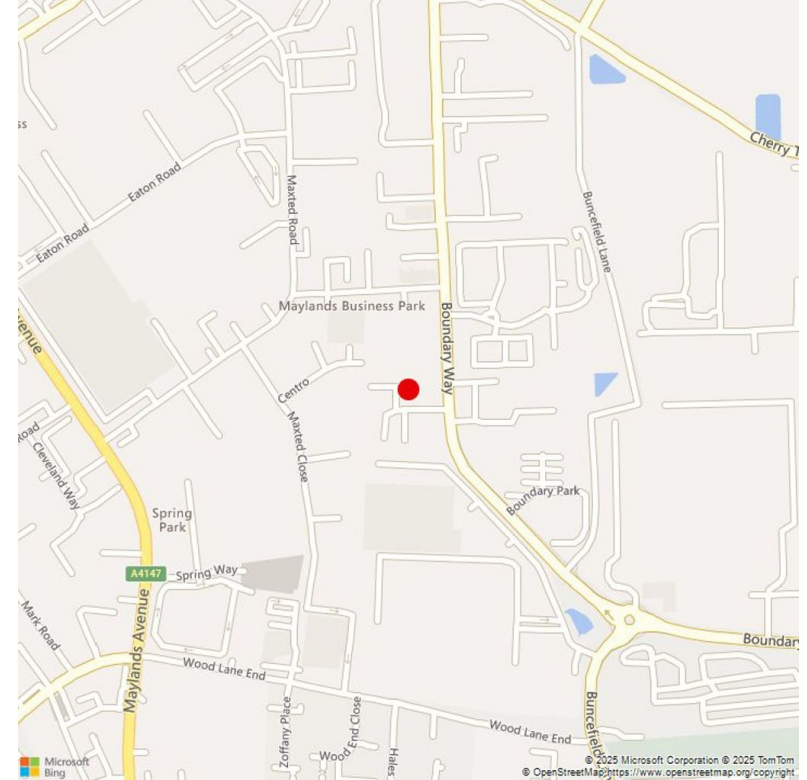
Unit 7, Grovelands Business Centre, Boundary Way, Hemel Hempstead, Herts HP2 7TE

1 Suite Remaining

Approx. 1,067 Sq Ft (99.12 Sq M)

To Let

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



Description

The premises comprises a ground 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

Suite A (Left)	1,067 Sq Ft	99.12 Sq M
Suite B (Right)	LET	LET
Total	1,067 Sq Ft	99.12 Sq M

Rent

Suite A £20,750 per annum

Suite B LET

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

The rateable value needs to be reassessed. An estimate is available upon application.

VAT

This property is subject to VAT.

Energy Performance Rating

Rating 65 (Band C)

Viewings

By appointment via sole agents -
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AITCHISON
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