

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



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

- 1,067 sq.ft unit remaining with 5 car spaces
- New air conditioning and LED lighting
- Double glazed windows, redecorated & new carpets
- Kitchenette fitted

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 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

ACCOMMODATION

Suite A (Left)	1,067 Sq Ft	99.12 Sq M
Suite B (Right)	1,002 Sq Ft	93.09 Sq M
Total	1,067 Sq Ft	99.12 Sq M

RATEABLE VALUE

To be assessed



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating 65 (Band C)

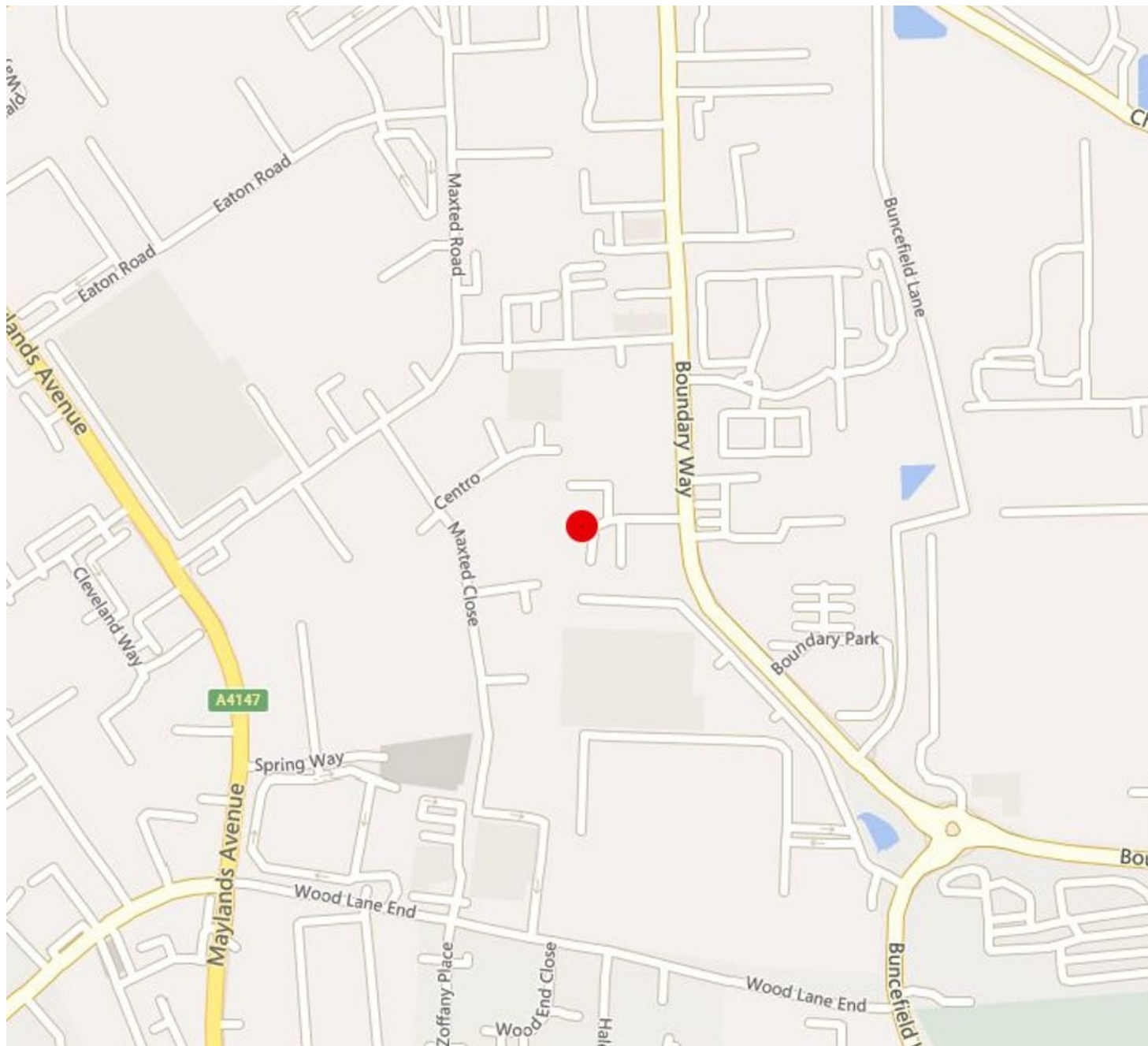
QUOTING RENT

£20,750 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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01442 220801



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.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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