

GROUND FLOOR OFFICE WITH STORAGE TO LET

2,269 sq ft (210.79 sq m)

**brasier
freeth.**

CHARTERED SURVEYORS

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

01442 263033

www.brasierfreeth.com



NASH HOUSE, 12 LONDON ROAD, HEMEL HEMPSTEAD HP3 9SR

KEY FEATURES

- 8 car parking spaces
- Carpeted
- Kitchen facilities
- Gas fired central heating
- Refurbished
- Additional storage on second floor (attic)
- Walking distance to Apsley station

ACCOMMODATION

	sq ft	sq m
Ground floor office	1,688	156.82
Second floor storage (attic)	581	53.97
Total:	2,269	210.79

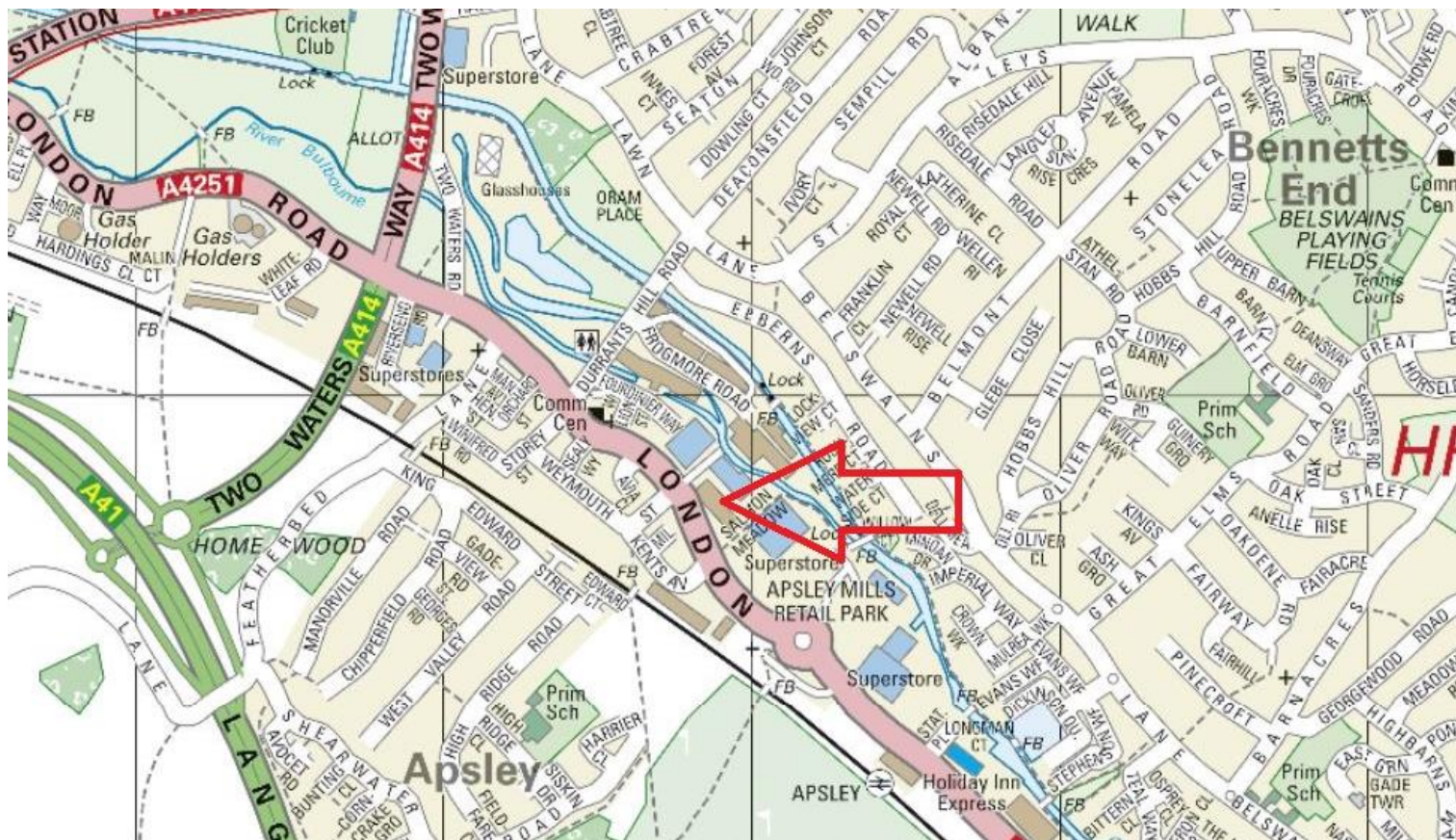
DESCRIPTION

A ground floor open plan office suite, which is currently being refurbished, within easy walking distance of Apsley station, benefitting from 8 car parking spaces and additional storage on the second floor.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The property is situated on the London Road adjacent to the Shell petrol station and within easy walking distance of Apsley Mills Retail Park and large Sainsbury's Supermarket.

Hemel Hempstead has a population in the region of 100,000 people and is currently well located for transport links being close to both the M1 and M25 motorways and the A41 dual carriageway. It is served by the London north western railway giving a fast and frequent service into central London (Euston 30 approximately).

Apsley railway station is within easy walking distance.

TENURE

The accommodation is available on a new lease with terms to be agreed.

RENT

£32,500 per annum exclusive, plus VAT (if applicable).

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £21,000.

For rates payable for year to 31st March 2020 please refer to the Local Charging Authority, Dacorum Borough Council 01442 228000.

EPC RATING

An EPC has been commissioned and is awaited.

May 2019 / HH000827

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|---------------------------|------------------------|
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