

Good value 1st Floor office and Lab space
1,273 sq.ft (118.3 sq.m)

**AITCHISON
RAFFETY**



TO LET

**First Floor, 18 Chancerygate Business
Centre, Whiteleaf Road, Hemel Hempstead, HP3 9HD**

- First Floor ONLY - 2 offices at the front and lab space / offices to the rear
- Air-conditioned
- Shared pedestrian entrance
- Own WC and kitchen
- Less than 0.5 mile to A41
- 2 parking spaces



INVESTORS IN PEOPLE



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First Floor 18 Chancerygate Business Centre,
Whiteleaf Road
Hemel Hempstead, Herts HP3 9HD



Description

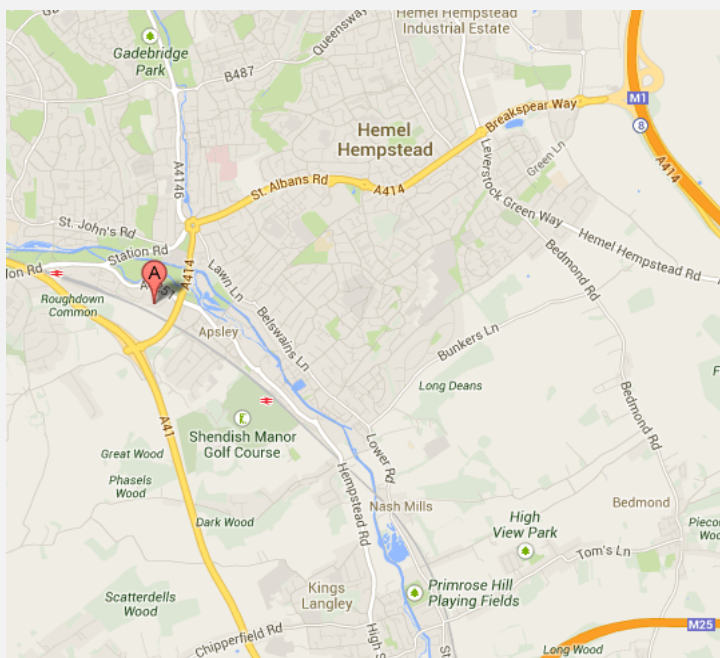
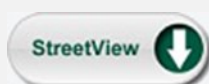
The property comprises the first floor only of a modern warehouse with offices at first floor level. The unit is fitted out internally as offices at the front having 2 rooms, plus lab space with air conditioning. Chancerygate Business Centre was constructed in 2007.

Location

The property is situated on the south side of Hemel Hempstead, within approximately 500 yards of the A41 junction adjacent to the new Aldi store. The M25 (J20) is within 3 miles and the M1 (J8) is also within 3 miles.

Rent

£20,500 p.a. all-inclusive of services and running costs but excluding business rates



Floor Areas

The approximate gross internal floor area is:

UNIT 18

First Floor	1,273 sq.ft	118.3 m ²
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Terms

The property is to let on an all-inclusive basis for a period to be agreed, short or long term

Business Rates

The rateable value will need to be re-assessed but we estimate that the rates payable should be nil subject to conditions.

Energy Performance Rating

Band B (39)

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the sole agents

Aitchison Raffety

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IMPORTANCE NOTICE

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