

Modern ground floor office suite  
1,856 sq ft (172.2 sq m)

**AITCHISON  
RAFFETY**



**1b Amberside, Wood Lane, Hemel Hempstead  
HP2 4TP**

**To Let or For Sale**

- Gated parking for 6 cars plus shared visitor spaces
- Cat 5 cabling and floor power sockets installed
- Own Kitchen
- Air-conditioned
- Shared Male, Female and Disabled persons WCs
- Access controlled entrance
- Double glazed windows
- Shower available for all occupiers



**RICS**



**INVESTORS IN PEOPLE**

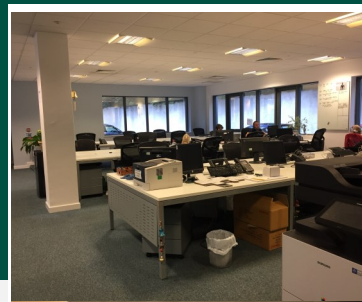


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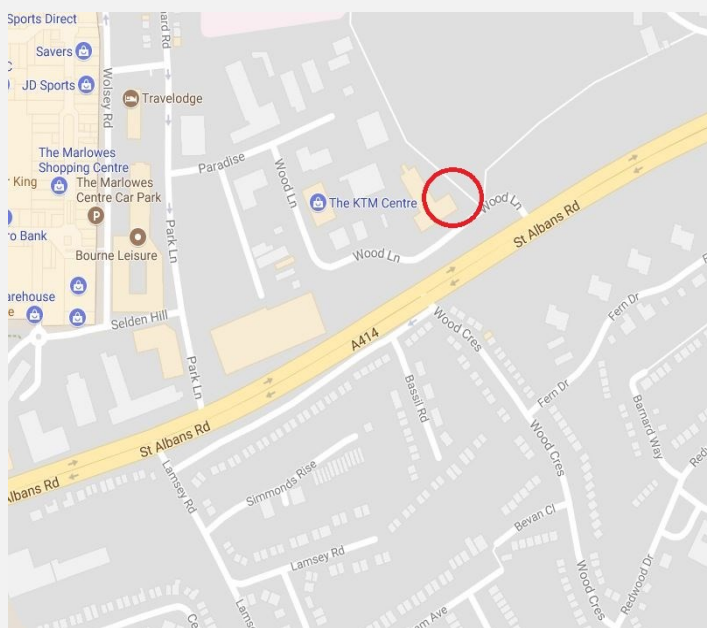
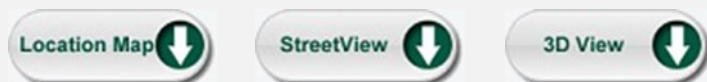


## Description

The premises comprise a ground floor mainly open plan suite within this two-storey detached office building. There are 2 rooms formed by high quality fully glazed partitioning. The building overall provides a total of 13 suites with shared facilities including a shower, lift and disabled persons WC as well as ample male and female WCs. There is a secure access controlled front door and a gated entrance to the car park which is left shut at night although it can be opened with a code.

## Location

The property is situated in the commercial area of Wood Lane, close to the centre of town. There is good access to the M1 with J8 3.1 miles distant, whilst the A41 to the south is within 2 miles. The town benefits from a mainline railway station linking to London Euston in a fastest time of 24 minutes.



## Floor Area

The approximate net internal floor area is:

Ground Floor	1,856 sq ft	172.4 sq m
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## Price / Rent

Price £489,000. Rent £29,750 p.a. exclusive plus VAT

## Lease Terms

The office is available either for sale or to be let on a new lease for a term to be agreed on a full repairing and insuring lease to be excluded from security of tenure of the Landlord & Tenant Act 1954

The purchaser will buy the 250 year ground lease for Unit 1b held at a peppercorn rent and will be transferred a share of the freehold for the entire block.

## Business Rates

Rateable Value £23,750. Rates payable £11,067.5 for 2018-19.

## Energy Performance Rating

EPC rating 57—Band C

## Legal Costs

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

## Viewings

Strictly by appointment via the sole agents

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