

Modern Office Suite
863 sq ft (80.2 sq m)

**AITCHISON
RAFFETY**



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

For Sale

- Gated parking for 3 cars
- Open plan
- Cat 5 cabling and floor power sockets installed
- Kitchen
- Air-conditioned
- Male, Female and Disabled persons WCs
- Access controlled entrance
- Double glazed



RICS



INVESTORS IN PEOPLE



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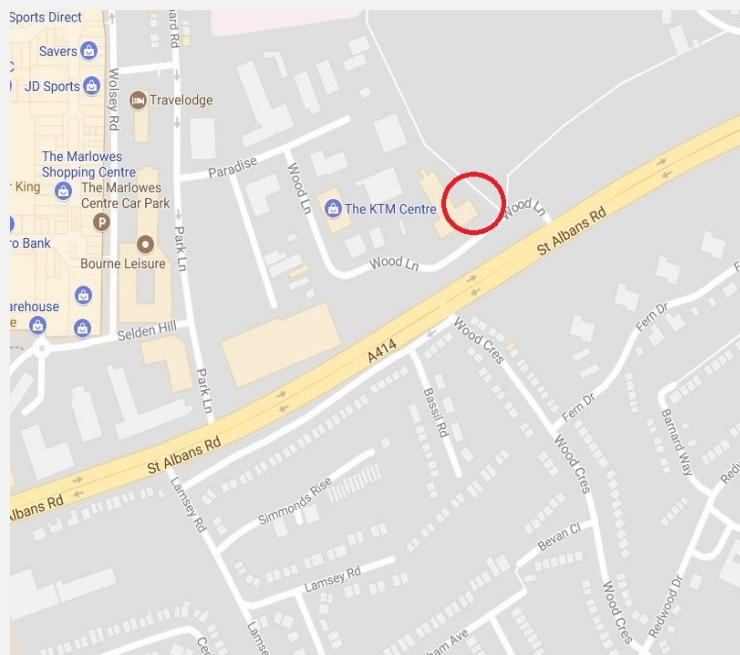
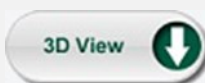


Description

The premises comprise a ground floor suite within this two-storey detached office building. The building was refurbished and completely re-clad in 2007 and provides a total of 12 suites with shared facilities including a shower and disabled persons WC and kitchen. There is a secure access controlled front door and a gated entrance to the car park

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 863 sq ft 80.2 sq m

Price

£265,000 plus VAT. The purchaser will be transferred a share in the company that owns the freehold and will purchase the 250 year ground lease

Terms

The purchaser will be transferred a share in the company that owns the freehold and will purchase a long leasehold interest originally granted for 250 years at a peppercorn rent

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £11,750 per annum, and therefore no rates will be payable providing you have no other commercial property.

Energy Performance Rating

Awaiting EPC

Legal Costs

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

VAT

VAT will be chargeable in addition.

Viewings

Strictly by appointment via the joint sole agents

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