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## UNIT 7 MARCHMONT GATE, MAXTED ROAD HEMEL HEMPSTEAD, HERTS HP2 7BF



## **FREEHOLD INVESTMENT FOR SALE**

## **Modern Self-Contained Offices**

2,213.51 SQ FT (205.64 M<sup>2</sup>)

- Modern ground and first floor offices
  Situated in the heart of Maylands Business Centre, Hemel Hempstead
- Underfloor heating
- 7 car parking spaces
- Perimeter trunking



		MEL HEMPSTEAD, HERTS HP2 7BF
LOCATION	Marchmont Gate is a development of small office buildings ideally situated on a prominent corner site at the junction of Boundary Way and Maxted Road in the heart of Maylands Business Centre, Hemel Hempstead. Hemel Hempstead itself lies approximately 25 miles north west of Central London, adjacent to Junction 8 of the M1 motorway and approximately 3 miles north of its junction with the M25 (Junction21). In addition Hemel Hempstead benefits from its own mainline railway station, which offers a fast and efficient rail service to London Euston with a fastest journey time of approximately 30 minutes.	
	Internally the offices are generally Underfloor heating Suspended ceilings Category 2 Lighting Perimeter trunking Carpeting WC on both floors 7 car parking spaces	open plan, and benefit from:-
ACCOMMODATION	Ground Floor 1,055.87 sq ft First Floor 1,157.64 sq ft Total 2,213.51sq ft 2	98.09 m2 107.55 m2 05.64 m2
LEASE	The unit is let to 4-Ways Heathcare Ltd, who are healthcare providers and also occupy the adjacent unit, number 6. The property is held by way of a 5 year term from 21st February 2018 expiring on 20th February 2022. The lease is external to the provisions of the 1954 Landlord and Tenant Act at the end of the term the present occupant is not automatically eligible for a new lease and the property could then be sold if required on a full vacant possession basis.	
RENT PASSING	The current rent passing is £26,268 which will rise on 20th February 2020 to £30,646 until the end of the term in February 2022.	
RATES	The subject property and indeed unit 6 are occupied by 4-Ways Healthcare and are currently rated as one entity with the current rateable value being £45,500. The current uniform business rate from April 2018 is 48p in the £1.	
VAT	The property is elected for VAT and VAT will be paid on the sale unless the property is purchased under a TOGC.	
EPC	The Energy Performance Asset Rating is D84. A copy of the full Energy Performance Certificate is available upon request.	
PRICE	We are instructed to quote offers in	n excess of £500,000 for the property.
VIEWING	Strictly by appointment via sole agent:	
	lan McGill iwm@stimpsons.co.uk Tel: 01442 240406	STIMPSONS Innovation House 39 Mark Road Hemel Hempstead, HP2 7DN

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