

**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 M²)

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

UNIT 7 MARCHMONT GATE, MAXTED ROAD, HEMEL 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.

DESCRIPTION

The accommodation is set out at ground and first floor level within a two storey end-terraced office building.

Internally the offices are generally open plan, and benefit from:-

- Underfloor heating
- Suspended ceilings
- Category 2 Lighting
- Perimeter trunking
- Carpeting
- WC on both floors
- 7 car parking spaces

ACCOMMODATION

Ground Floor	1,055.87 sq ft	98.09 m2
First Floor	1,157.64 sq ft	107.55 m2
Total	2,213.51sq ft	205.64 m2

LEASE

The unit is let to 4-Ways Healthcare 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 excess of £500,000 for the property.

VIEWING

Strictly by appointment via sole agent:

Ian McGill
iwm@stimpsons.co.uk
Tel: 01442 240406

STIMPSONS
Innovation House
39 Mark Road
Hemel Hempstead, HP2 7DN