

DETACHED OFFICE BUILDING TO LET

1,522 sq ft (141.39 sq m)

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freeth.**
CHARTERED SURVEYORS

The Courtyard
77 – 79 Marlowes
Hemel Hempstead
Hertfordshire – HP1 1LF

01442 263033

www.brasierfreeth.com



DACRE HOUSE, 19 HILLFIELD ROAD, HEMEL HEMPSTEAD, HP2 4AA

KEY FEATURES

- Detached building
- Town centre location
- 11 car parking spaces
- Gas fired central heating
- Toilets on ground and first floor
- Adjacent to Hemel Hempstead hospital

ACCOMMODATION

	sq ft	sq m
Ground Floor (NIA)	716	66.52
First Floor (NIA)	806	74.88
Total NIA	1,522	141.39

DESCRIPTION

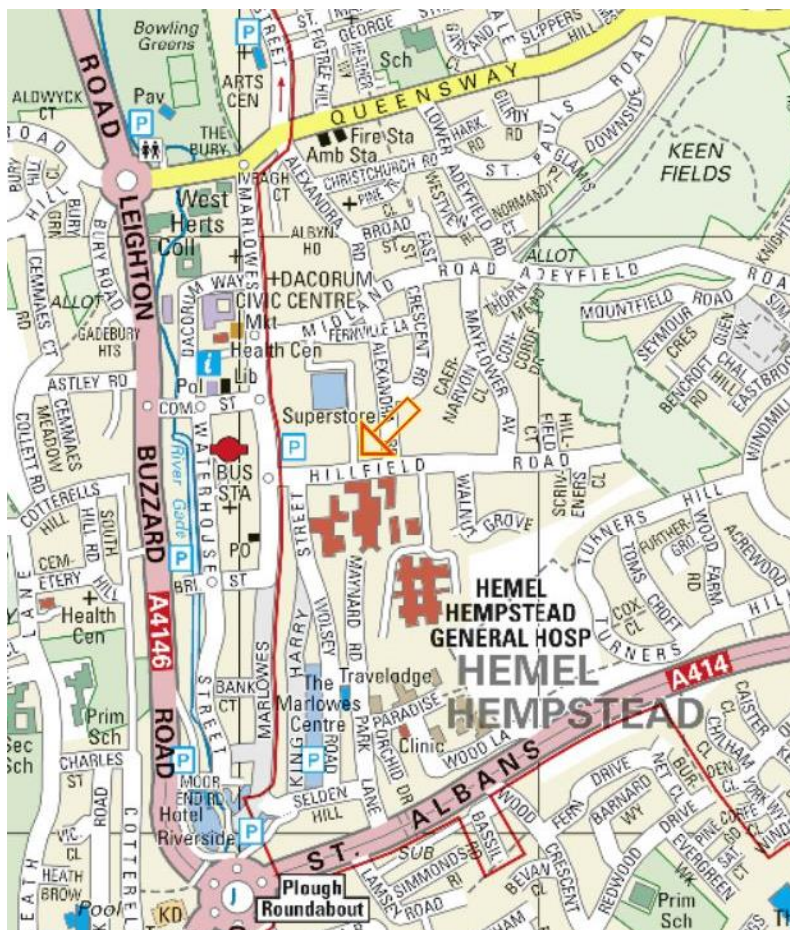
Dacre House is a detached office building located in Hillfield Road close to Hemel Hempstead town centre and hospital.

The office accommodation comprises a number of small offices on both ground and first floor with male and female toilets. The building has a very generous 11 car parking spaces in the private car park adjacent to the property.

VIEWING | Strictly by appointment through this office with:

Philip Walker
01442 298809
philip.walker@brasierfreeth.com

Felix Sharman
01442 263033
felix.sharman@brasierfreeth.com



LOCATION

The property is situated off Hillfield Road and therefore is within easy walking distance of Hemel Hempstead shopping centre including Marlowes Shopping Centre and ASDA.

Access to the A41 dual carriageway is within 2 miles providing rapid access to the M25 at Junction 20 approximately 4 miles away. Junction 8 of the M1 motorway is approximately 3 miles distant.

Hemel Hempstead station is also within 1.5 miles from where there is a fast and frequent service into London (Euston 30 minutes).

TENURE

The property is available to let on a new lease with terms to be agreed.

RENT

£20,000 per annum exclusive plus VAT (if applicable).

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £21,000.

For rates payable for year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Awaiting EPC.

August 2018 / HH000416

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