



## Office Suite For Sale

### **2 Amberside**

Wood Lane, Hemel Hempstead, HP2 4TP

Office

# FOR SALE

**2,018 sq ft**

(187.48 sq m)

- Air conditioned
- 7 parking spaces
- Fitted offices
- LED lighting
- Raised floor
- Kitchen facilities

# 2 Amberside, Wood Lane, Hemel Hempstead, HP2 4TP

## Summary

Available Size	2,018 sq ft
Price	£450,000
Rates Payable	£15,094.75 per annum
Rateable Value	£30,250
Service Charge	£17,346 per annum
VAT	Applicable
EPC Rating	C (65)

## Accommodation

The accommodation comprises the following IPMS3 floor area:

Name	sq ft	sq m
Ground	2,018	187.48
<b>Total</b>	<b>2,018</b>	<b>187.48</b>

## Description

A ground floor modern office suite, which is mainly open plan with 2 individual offices

Amberside was built in 2007 and comprises a number of individually owned office suites

## Location

Amberside is located close to Hemel Hempstead town centre with a good range of shops, restaurants and a hotel within a few minutes walk

Junction 8 of the M1 is within 2.4 miles of the M1 and the A41 within 1.3 miles giving excellent access to the M25

Hemel Hempstead station offers a regular service to London Euston

## Terms

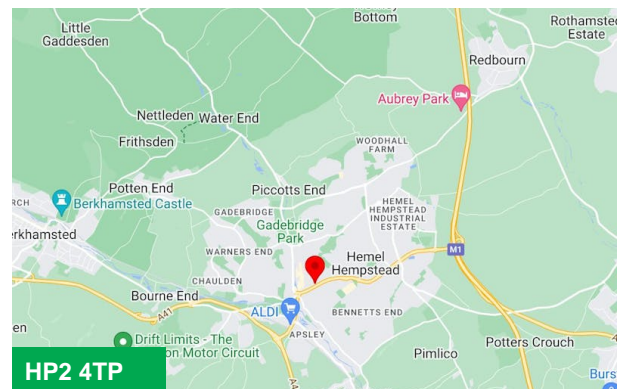
The offices are held on a 250 year lease from 2007 at a peppercorn rent

## VAT

VAT will be payable on the purchase price

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 1730)



## Viewing & Further Information

### Philip Cook

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### Stimpsons

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