

Sopra Steria Building |  
Three Cherry Trees Lane |  
Hemel Hempstead |  
HP2 7AH

Office suites with parking |  
To Let 2,000 to 33,000 Sq.ft



**Key features**

- Varying sized suites available
- On-site restaurant
- Fully air conditioned
- Perimeter trunking
- Passenger lift
- Good parking ratio 1:250 Sq.ft
- WC facilities
- Good access to M1 & M25 junctions



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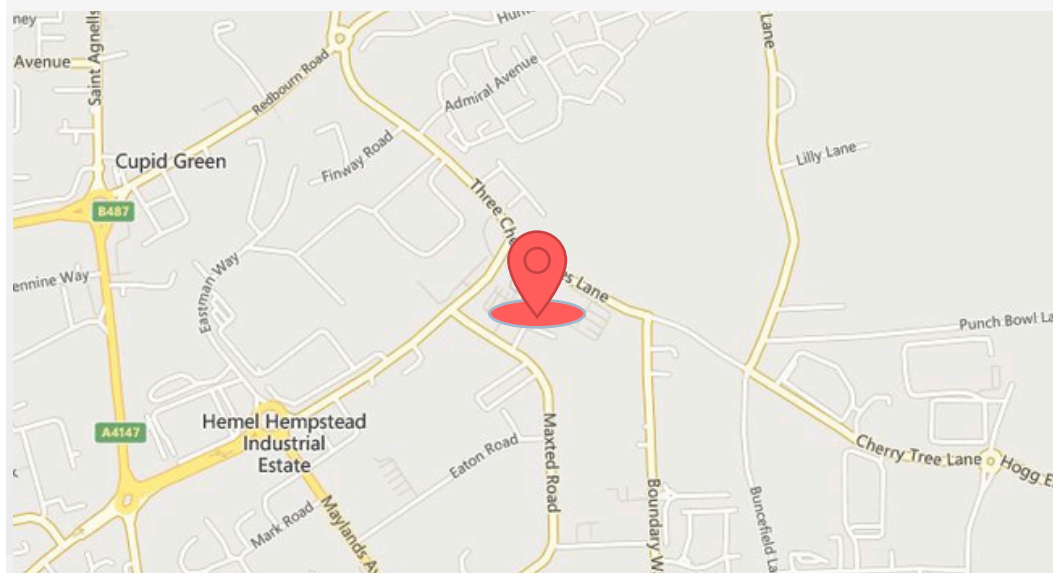
### Description

The available accommodation comprises of open plan floors within a four-storey building, offering varying sized suites subject to requirement. The floors are accessed by passenger lifts and communal stairwells, tenants will have use of the on-site restaurant facilities. The property enjoys a good ratio of parking provision in the surface car park to the rear of the building. The building entrance is serviced by a reception desk and a waiting area, with additional meeting room facilities available.

### Accommodation

Grnd flr office	6,533 Sq.ft	606.99 Sq.m
Grnd flr meeting	585 Sq.ft	54.39 Sq.m
1st floor office	8,254 Sq.ft	766.84 Sq.m
2nd floor office	8,813 Sq.ft	818.71 Sq.m
3rd floor office	8,813 Sq.ft	818.71 Sq.m
<b>TOTAL</b>	<b>  32,998 Sq.ft</b>	<b>  3,065.50 Sq.m</b>

These floor areas are approximate and have been calculated on an IMPS3 basis.



### Location

The Sopra Steria Building is located off Three Cherry Trees Lane within the Maylands Business Area of Hemel Hempstead. The building is only 1.4 miles from the recently improved Junction 8 of the M1 motorway, from where the strategic junction of the M25 (Junction 21) is only 4.5 miles.

### Rates

The Business Rates will be subject to re-assessment.

For rates payable, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

### Tenure

The suites/floors are available on new internal repairing and insuring leases with terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

### EPC

The property has an EPC rating of D-88. Details available upon request.

### Legal costs

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

### Rent

£16 per Sq. ft exclusive.

### For viewings contact

Claire Madden  
07540 107824  
claire.madden@brasierfreeth.com

Felix Sharman  
07712 431588  
felix.sharman@brasierfreeth.com

