

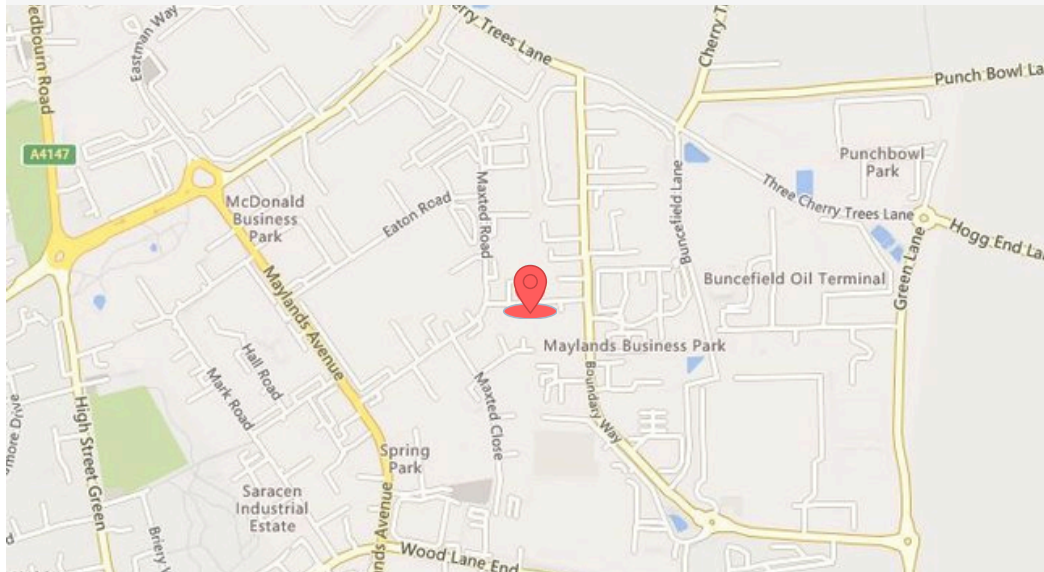
9 Marchmont Gate |
Boundary Way |
Hemel Hempstead | HP2 7BF

Ground Floor Office |
To Let | 1,100 Sq.ft



Key features

- Modern office development
- Newly decorated
- Suspended ceiling
- Carpeted throughout
- Disabled toilet
- 3 parking spaces
- Easy access to M1 (J8)



For viewings contact

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Description

The Marchmont Gate estate is a modern development of 10 individual office buildings comprising of 3 terraces in an attractive courtyard setting with allocated parking.

Unit 9 is a mid terraced building adjacent to Boundary Way, offering office accommodation on the ground floor only. The unit will be comprehensively decorated throughout, including new carpeting.

Accommodation

Ground floor | 1,100 Sq.ft | 102.19 Sq.m

This floor area is approximate and has been measured on a IPMS3 basis.

Rates

The VOA website shows an entry in the current Rating List of £17,000. The rates payable will be a proportion of this figure

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

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Location

The building is situated in the centre of Maylands Industrial Estate in Hemel Hempstead. This development is ideally situated with good access routes nearby. Junction 8 of the M1 motorway is only 1 mile distant and where the strategic junction with the M25 motorway is only a further 3 miles to the south.

EPC

Hemel Hempstead is a prime position and is served by a mainline railway (London-Euston approximately 30 minutes). Neighbouring towns included Watford (8 miles), St Albans (6 miles) and Luton Airport (7 miles).

Rent

The property has an EPC rating of B 48. Details available upon request.

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

£19,000 per annum exclusive.

Legal costs

VAT

No VAT on the rent.