

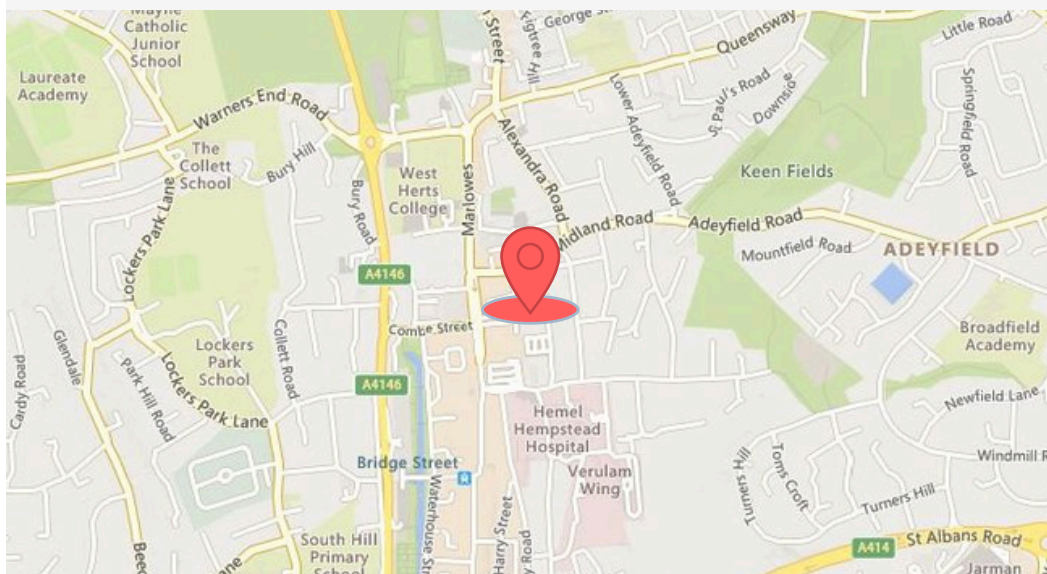
Strathallan House |  
Midland Road |  
Hemel Hempstead | HP2 4LS

Recently Refurbished Office  
To Let | For Sale | 906 - 2,184 Sq.ft



**Key features**

- Comprehensively refurbished throughout
- LED lighting panels
- Wall mounted trunking
- Carpeted throughout
- Parking for 10+ cars
- Immediately available
- Walking distance to central Hemel Hempstead



## Strathallan House | Midland Road | Hemel Hempstead | HP2 4LS

### Description

Strathallan House comprises a detached two-storey office building, the space has recently been comprehensively refurbished throughout and now includes LED lighting, wall-mounted trunking and a new air-conditioning system. The property has 8 demised parking bays plus 2 additional tandem car parking spaces to the front of the property and 5 down the side of the building.

### Accommodation

Ground floor office		906 Sq.ft		84.17 Sq.m
1st floor office		1,278 Sq.ft		118.77 Sq.m
<b>TOTAL</b>		<b>2,184 Sq.ft</b>		<b>202.89 Sq.m</b>

These floor areas are approximate and have been calculated on a IPMS3 basis.

### Rates

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

Situated on the southern end of Midland Road, a residential road located to the east of Hemel Hempstead town centre. The transport infrastructure in the area is good with junction 8 of the M1 motorway being only 1 mile from the subject property and junction 21 of the M25 a further 3 miles to the south.

Hemel Hempstead also has a mainline railway station which is situated on the south side of the town. This provides fast and frequent train services into London Euston (30 minutes approximately) and to the north west via Milton Keynes.

### EPC

The property has an EPC rating of C-57. Details available upon request.

### Legal costs

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

### Rent / Price

Rent on application (Subject to final area size and lease terms).

Alternatively, the property is available on a freehold basis, offers are invited in excess of £550,000 plus VAT.

### VAT

We understand the property is elected for VAT.

### For viewings contact

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