

# PROMINENT DETACHED BUSINESS UNIT TO LET (MAY SELL) 29,946 sq ft (2,781.98 sq m)



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

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**27 MAYLANDS AVENUE, HEMEL HEMPSTEAD HP2 7DE**

## KEY FEATURES

- Detached building suitable for a variety of uses
- To be refurbished
- 94 on site car parking spaces
- Maylands Avenue frontage
- Easy walking distance to Maylands Plaza retail park

## ACCOMMODATION

	sq ft	sq m
Ground floor	14,973	1,391
First floor	14,973	1,391
<b>Total (GIA)</b>	<b>29,946</b>	<b>2,782</b>

## DESCRIPTION

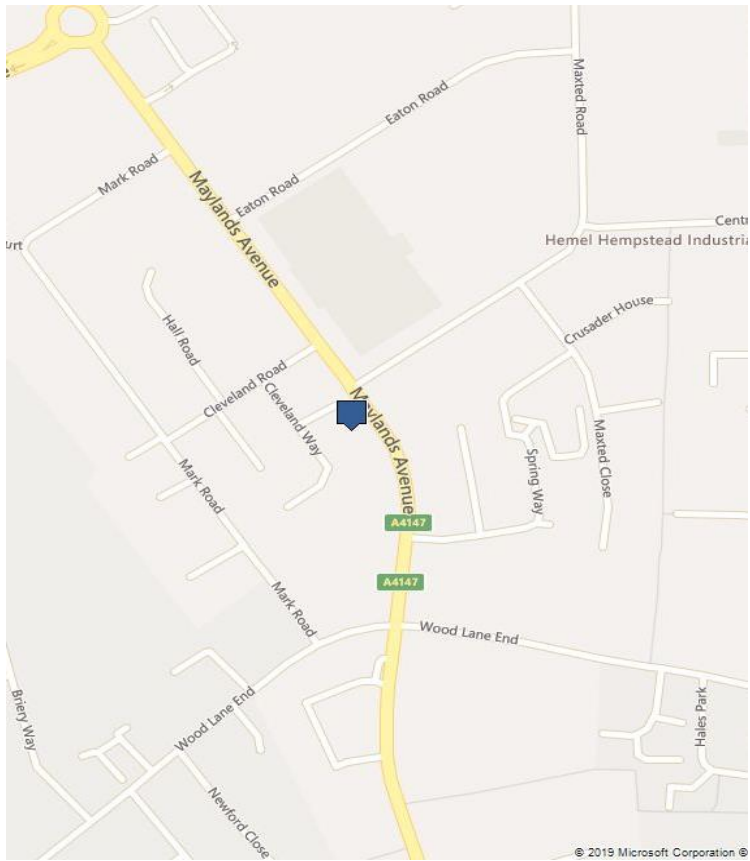
A detached two storey business unit, which is currently arranged as offices to the first floor level and a mix of R&D/production/workshop/storage space to the ground floor. The ground floor slab to slab height is 4.4m. The first floor benefits from raised flooring, a large central skylight and the existing fit-out is a mix of open plan areas, individual offices, meeting rooms and a large break out area. There is a double height reception facing Maylands Avenue.

The site has two access points on Cleveland Road controlled by security barriers. The ground floor benefits from a level access loading door to the rear elevation.

**VIEWING** | Strictly by appointment through this office with:

Claire Madden  
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Trevor Church  
01442 298808  
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## LOCATION

The property occupies a prominent position fronting Maylands Avenue, within the main business district within Hemel Hempstead and in close proximity to Junction 8 of the M1 motorway. Hemel Hempstead town centre has access to both the A41 to Watford and the M25. Junction 8 of the M1 is within 2 miles of the property.

Hemel Hempstead mainline station is located in the town centre with frequent trains to London Euston with a journey time of 35 minutes.

## TENURE

The building is available by way of a new lease on terms to be agreed.

## RENT / PRICE

Terms upon application.

## RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £219,000.

For rates payable for year to 31st March 2020, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

## EPC RATING

The EPC rating for this property is E/112.