



■ Key features

- 10 car parking spaces (1:141 Sq. ft)
- Within Security controlled area
- Shared reception area
- Male and female WC accommodation
- Carpeted
- New LED lighting
- Central heating
- Raised access flooring
- 24/7 on-site security

■ Description

The available office suite comprises the ground floor of the office section of a large warehouse building which has been fully refurbished to provide a high specification suite. The accommodation is surplus to the requirements of the main occupier of the site. It benefits from an excellent car parking ratio and further car parking may also be available by separate negotiation.

■ Accommodation

Ground Floor Office 1,412 Sq. ft 131.23 Sq. m

This floor area is approximate and has been calculated on a net internal basis.

For viewings contact:

Trevor Church

01442 298808

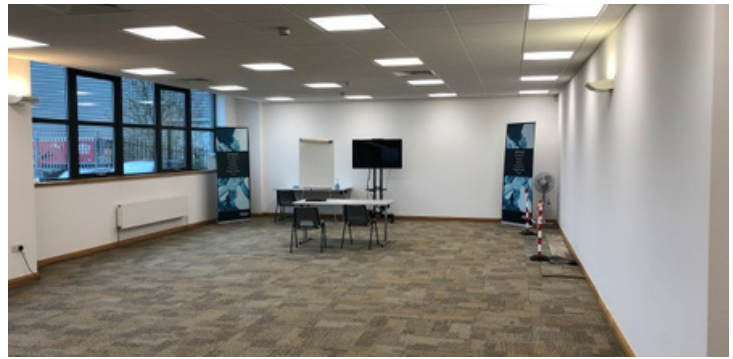
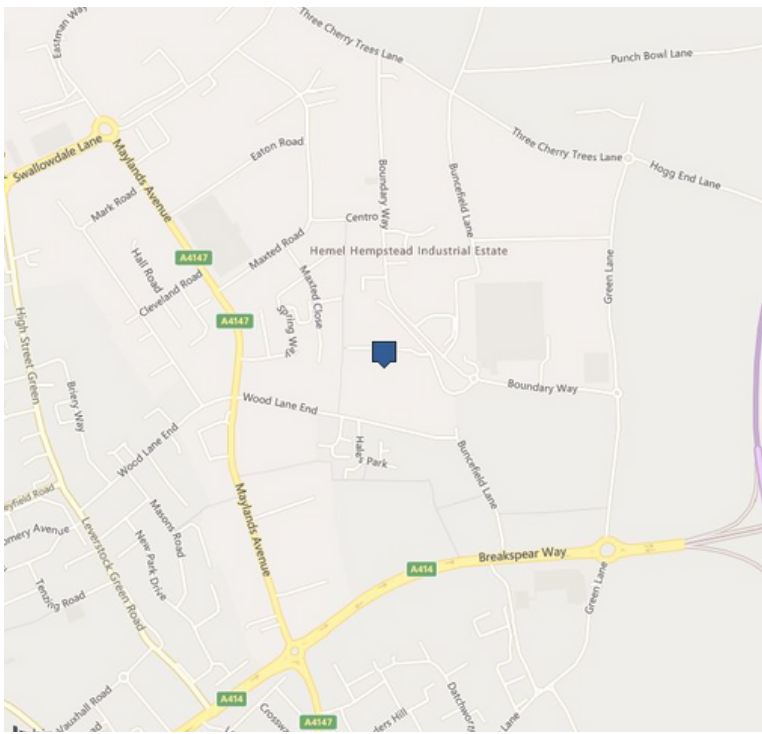
trevor.church@brasierfreeth.com

brasierfreeth.com

Claire Madden

01442 298806

claire.madden@brasierfreeth.com



Location

3 Boundary Way is situated on the large and successful Maylands Business area of Hemel Hempstead. Accessibility by road is excellent, being only 3/4 mile from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The town centre and access to the A41 dual carriageway is approximately 2.5 miles distant.

Hemel Hempstead main line railway station is 3 miles away, from where there is a fast and frequent service into London Euston (journey time approx. 30 minutes).

Tenure

The suite is available by way of a new sub-lease for a term and on terms to be agreed. The lease will be contracted out of the Landlord and Tenant Act 1954.

Rent

£38,000 per annum inclusive of rates, service charge, utilities and buildings insurance, being £26.91 per Sq.ft. The rent will be adjusted each year in line with the retail price index.

Rates

Included within the rent.

EPC

Energy Rating - 114 / Grade E.

July 2020