



- Modern open plan office space
- High quality
- Car parking
- Air-conditioned
- 2 passenger lifts
- Reception
- Break out area
- Meeting room available
- Shower and covered cycle racks

**01442 220800**

[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)

[elliott.lusby-park@argroup.co.uk](mailto:elliott.lusby-park@argroup.co.uk)

**BizSpace IMEX, 575-599 Maxted Road, Hemel Hempstead HP2 7DX**

**To Let**

Plug and play offices or larger office suites in a high quality building

From 95 sq.ft up to 7,130 sq.ft (8.4 - 662.4 sq.m)

[www.argroup.co.uk](http://www.argroup.co.uk)



## Description

BizSpace IMEX comprises a detached office building of approximately 52,000 sq.ft arranged on 4 floors available for flexible office leasing, from 6 months upwards, and from 95 sq.ft up to 7,130 sq.ft

There are 2 passenger lifts, a shared ground floor entrance and reception that is manned during normal working hours, male and female WCs on each floor and shower facilities. The building benefits from an excellent provision of parking. There is also a main break out area as well as kitchens on each floor and a meeting room for hire. Excellent fibre broadband is available at a separate cost.

The suites are available immediately for occupation

## Location

The building is on Maxted Road, part of the Maylands Business area of Hemel Hempstead. The town is well served for national and local roads as well as rail accessibility to London and Milton Keynes

Train station	3.8 Miles
M1 (Junction 8)	1.0 Miles
M25 (Junction 21a)	3.5 Miles
Luton airport	12 Miles
Central London	25.0 Miles



Example of a large office suite



Ground floor break out area



Meeting room



Reception



Office with furniture

## Floor Area

See separate schedule of room and suite sizes

## Terms

Leases are available for both short and long term arrangements

## Rent

Upon application

## Business Rates

Individual rooms should be rates free subject to terms and conditions. Larger suites - cost upon application but it is expected that a suite of 1,000 sq.ft should be exempt from rates.

## Energy Performance Rating

EPC Rating 69 - Band C



Breakout area



## Viewings

Strictly by appointment via the agents.

01442 220800

[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)

[elliott.lusby-park@argroup.co.uk](mailto:elliott.lusby-park@argroup.co.uk)



### IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.





**Availability Hemel - July 2022**

Suite 022	123	£495 + vat pm	Inc. Utilities – Exc. Rates/phone/broadband
Suite 028	239	£950 + vat pm	Inc. Utilities - exc. Rates/phone/broadband
Suite 200	1,420	£4,757 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 203	1,453	£4,870 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 208	375	£1,450 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 209	350 approx.	£1,350 tbc + vat pm	Exc. Utilities/rates/phone/broadband
Suite 210	326	£1,265 + vat pm	Exc. Utilities/rates/phone/broadband
Ground floor front	2,470	£8,275 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 102	7,130	£23,890 + vat pm	Exc. Utilities/rates/phone/broadband

**Available from 01.09.22 (can be sooner if required)**

Suite 016/017	664	£2,310 + vat pm	Inc. Utilities – Exc. Rates/phone/broadband
Suite 037	238	£950 + vat pm	Inc. Utilities – Exc. Rates/phone/broadband
Suite 212	338	£1,350 + vat pm	Exc. Utilities/rates/phone/broadband

**Available from 01.10.22**

Suite 014	189	£755 + vat pm	Inc. Utilities – Exc. Rates/phone/broadband
Suite 202	1,578	£5,290 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 308	2,880	£9,650 + vat pm	Exc. Utilities/rates/phone/broadband
Suite 309	1,015	£3,405 + vat pm	Exc. Utilities/rates/phone/broadband

**Available from 01.11.22**

Suite 031	95	£385 + vat pm	Inc. Utilities – Exc Rates/Phone/broadband
-----------	----	---------------	--