



# AITCHISON RAFFETY



- 2 office suites or whole building
- Good advertising presence on to Marlowes
- Would suit a variety of businesses subject to planning
- Prominent location opposite Civic Centre
- Private parking for 4 cars with potential for more at extra cost

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63 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE

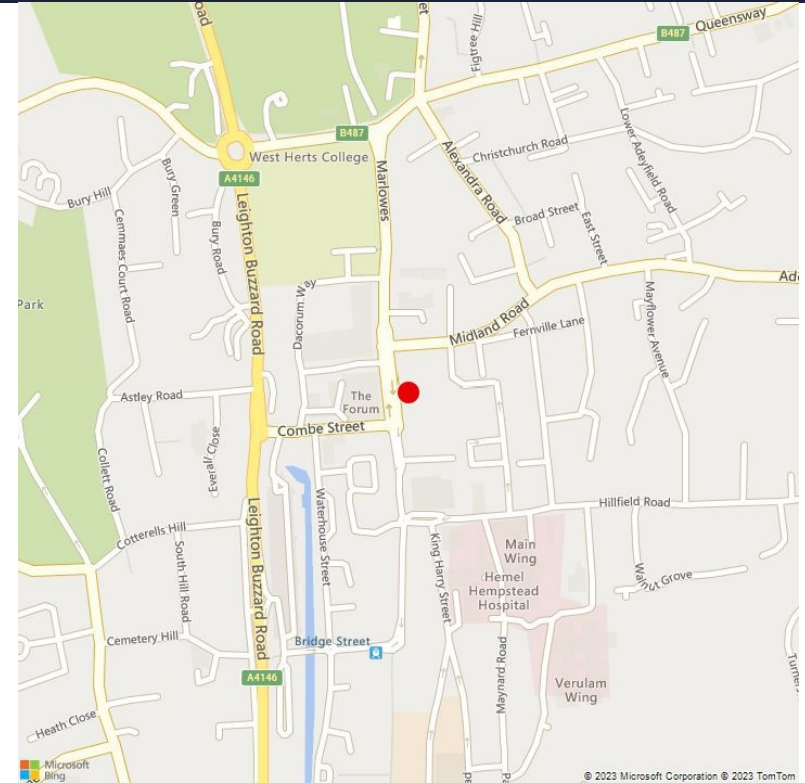
Self-contained character offices

Approx. 989 & 1,033 Sq Ft (92 & 94.5 Sq M)

To Let



# 63 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE



## Description

The premises comprise an extended Victorian detached building. Each floor can be let separately. The ground floor comprises a front sales area / office plus 2 other offices, kitchen and 2 WCs. The first floor provides 4 separate offices plus 2 open plan areas, a kitchen and WC. There is a rear yard used for parking at a separate cost that is included in the rent

## Location

Situated on the main commercial street within the centre of Hemel Hempstead

The approximate net internal floor area is:

### Ground floor

|                  |                  |                  |
|------------------|------------------|------------------|
| Offices/kitchen  | 869 sq.ft        | 80.7 sq.m        |
| External storage | 26 sq.ft         | 2.5 sq.m         |
| Basement storage | 94 sq.ft         | 8.8 sq.m         |
| <b>Total</b>     | <b>989 sq.ft</b> | <b>92.0 sq.m</b> |

### First floor

|              |                    |                  |
|--------------|--------------------|------------------|
| Offices      | 1,026 sq.ft        | 93.8 sq.m        |
| Kitchen      | 7 sq.ft            | 0.7 sq.m         |
| <b>Total</b> | <b>1,033 sq.ft</b> | <b>94.5 sq.m</b> |

## Rent

|              |                   |
|--------------|-------------------|
| Ground Floor | £18,500 per annum |
| First Floor  | £21,250 per annum |

## Terms

To let on a new full repairing and insuring lease for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954. Alternatively the owner may sell the freehold.

## Business Rates

Each floor will need to be separately assessed. An estimate is available upon application.

## VAT

There is no VAT payable

## Energy Performance Rating

Band E-123

## Viewings

Strictly by appointment via the sales agents - Aitchison Raffety 01442 220800  
 lan.archer@argroup.co.uk or  
 Elliot.lusby-park@argroup.co.uk



www.argroup.co.uk

### IMPORTANT NOTICE

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