

To Let

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WHARFESIDE



**BRAND NEW OFFICES
TO BE BUILT
27,462 sq.ft (2,551.3 sq.m)**

- Opposite railway station
- Targetted BREEAM 'Excellent' rating
- VRV air-conditioning
- Nearby amenities include hotel and golf course, canalside walks, pub and Sainsburys food store
- Allocated parking for 59 cars (1:446 sq.ft)
- Roof terrace

Wharfeside, Brindley Way, Hemel Hempstead HP3 9BF



THE BUILDING



The premises will comprise a 4 storey detached office.

The developers are targeting a rating of BREEAM Excellent with EV charging, PV panels,

a heat exchange VRV air-conditioning split system and energy management systems. There will also be showers and a bike room provided.

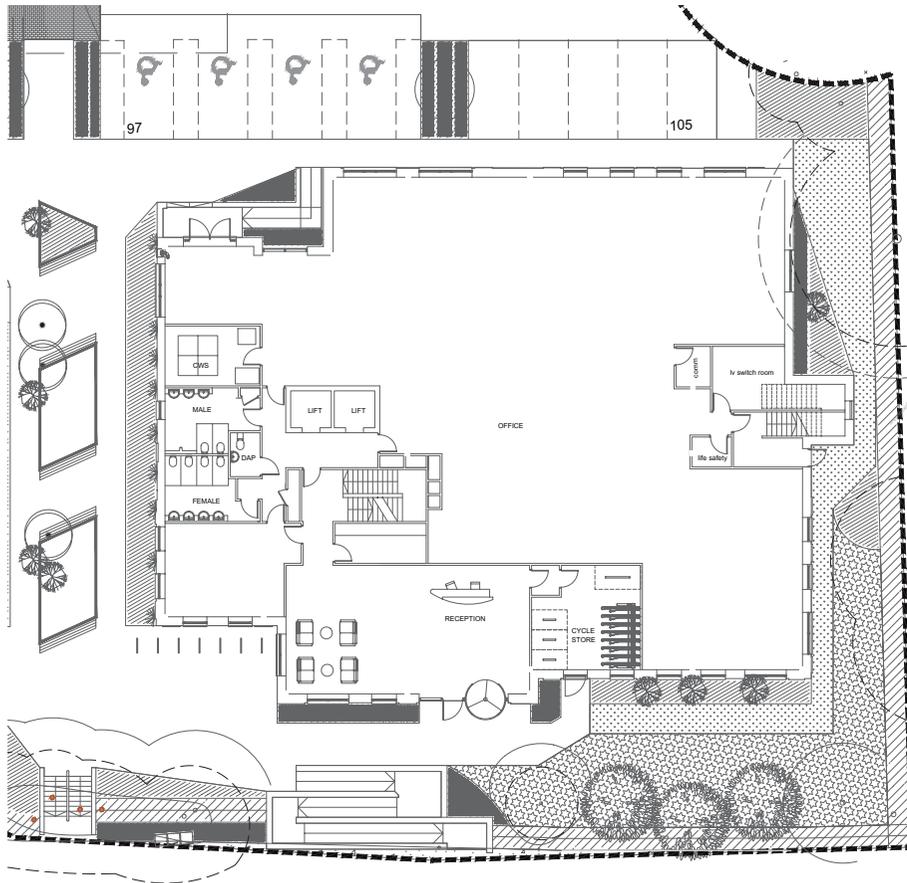




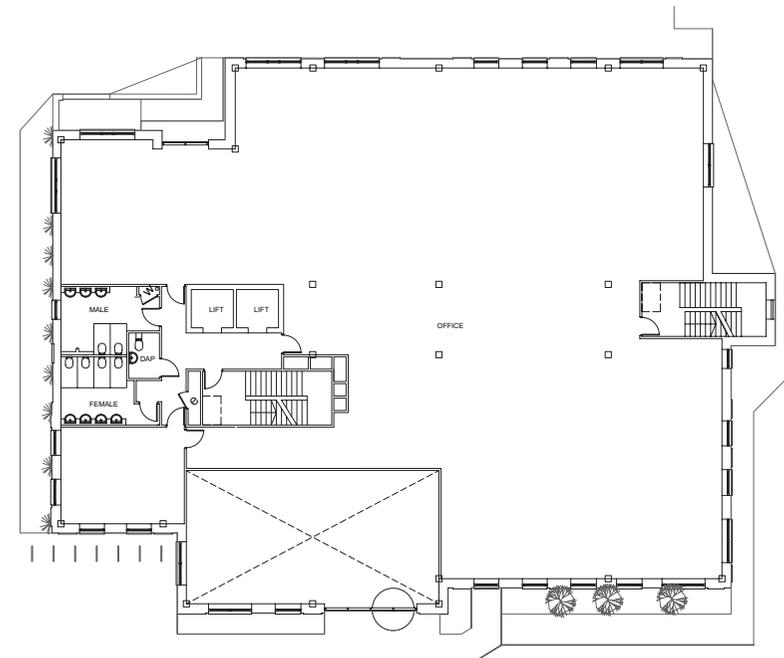
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ACCOMODATION

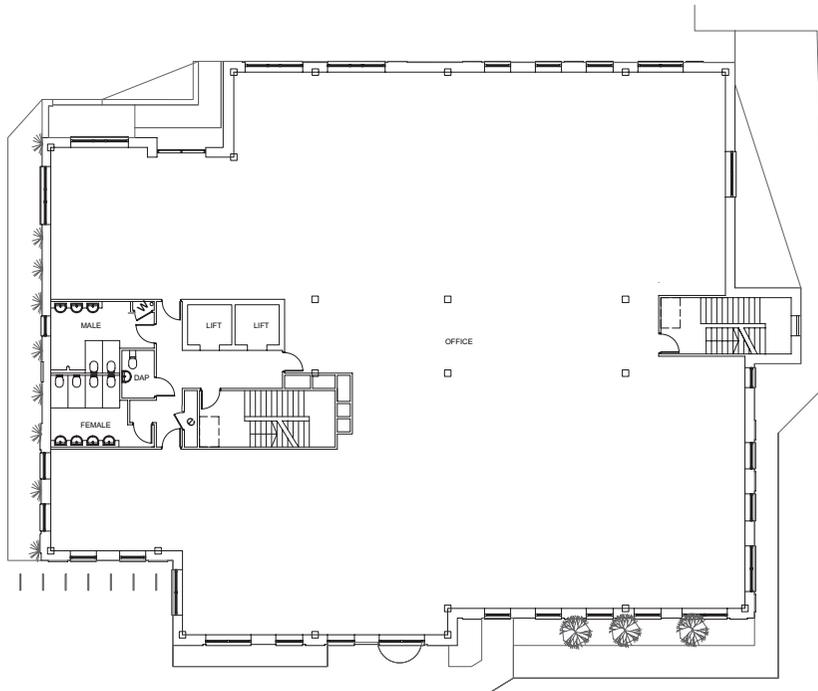


Ground Floor

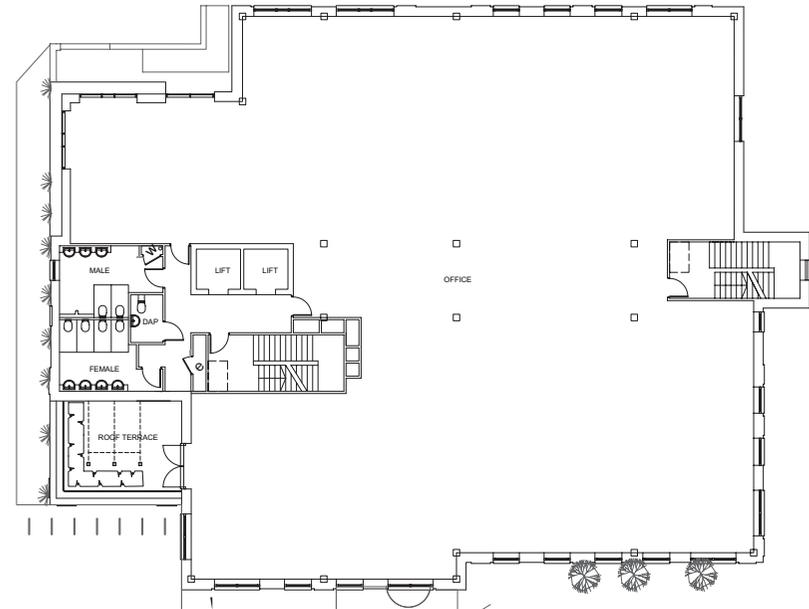


First Floor

ACCOMODATION



Second Floor



Third Floor

Floor Area

The approximate IPMS 3 floor area is:

| | sq.ft | sq.m |
|---------------------|---------------|----------------|
| Ground Floor | 6,945 | 645.3 |
| First Floor | 6,313 | 586.5 |
| Second Floor | 7,174 | 666.5 |
| Third Floor | 6,796 | 631.5 |
| Roof Terrace | 231 | 21.5 |
| Total | 27,462 | 2,551.3 |

Business Rates

To be assessed

EPC

Targeting an A+

Rent

Upon application

Terms

Terms upon application

VAT

VAT will be payable in addition



VRV air-conditioning



EV charging



Showers



Secure cycle storage



Allocated parking for
59 cars (1:446 sq.ft)



Roof Terrace



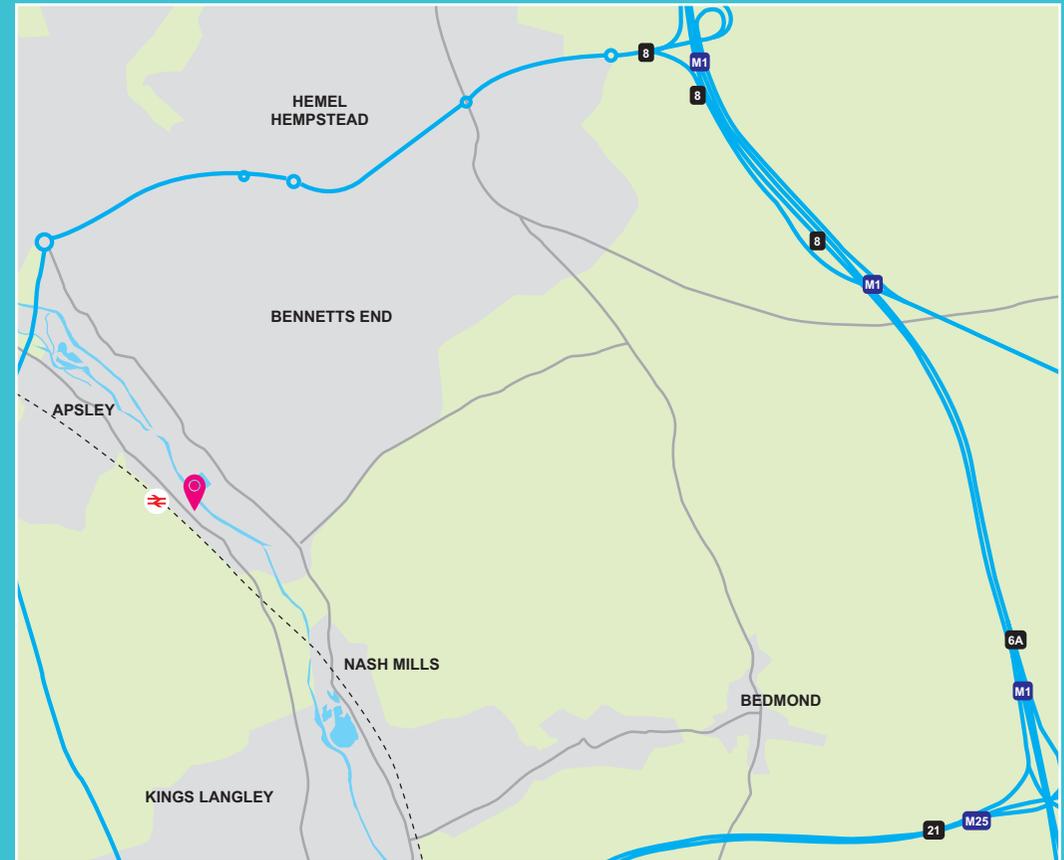
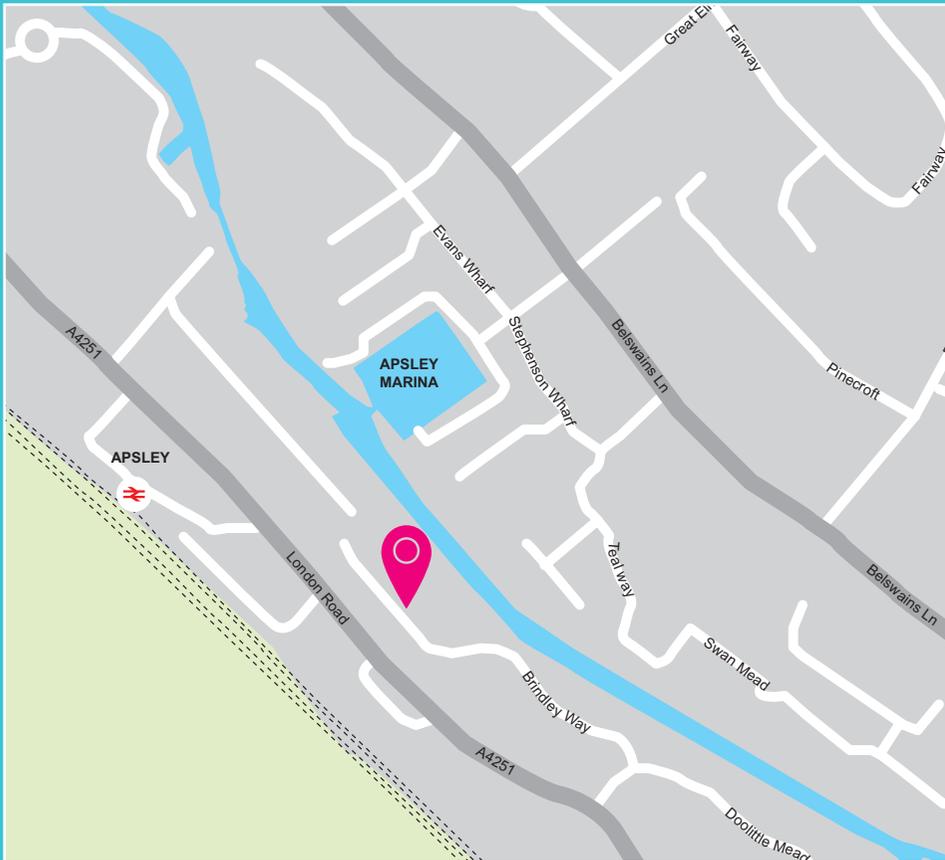
Opposite railway
station

THE LOCAL AREA



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LOCATION



Situated on Brindley Way, off London Road and adjacent to Westside, on the south side of Hemel Hempstead.



M1 (Junction 8)

4.0 Miles

M25 (Junction 20)

2.2 Miles

Central London

26.0 Miles

Watford

6.2 Miles

WHARFESIDE



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CONTACT

VIEWING

Strictly by appointment through the sole agents.

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