



- Good allocated parking
- Passenger lift
- Own kitchenette
- Air conditioning
- High speed fibre broadband available at extra cost
- Double glazed windows
- Currently being refurbished
- **Rent: £24,000 per annum**

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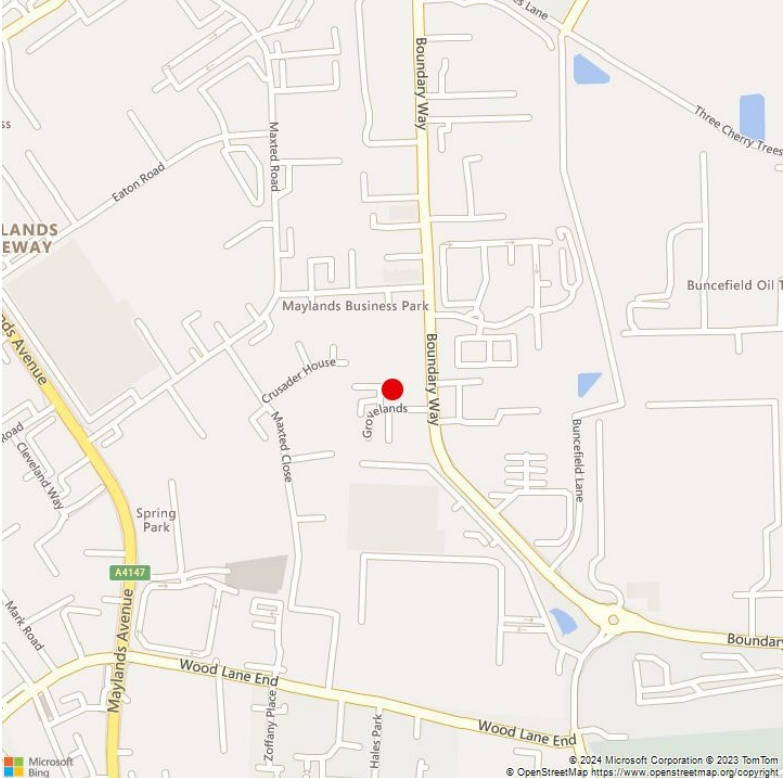
Unit 2, Grovelands Business Centre, Boundary Way, Hemel Hempstead HP2 7TE

2 First Floor Office Suites Currently Being Refurbished

Approx. 1,298 Sq Ft (120.58 Sq M)

To Let

Unit 2, Grovelands Business Centre, Boundary Way, Hemel Hempstead, Hertfordshire, HP2 7TE



Description

The premises comprises a suite on the first floor within this two storey office building.

There is a passenger lift, a shared ground floor entrance and shared male and female WCs on each floor with a disabled WC.

The space benefits from air conditioning, a kitchenette, new carpets and LED lighting. There is also access to good fibre broadband at a separate cost.

The estate benefits from an excellent provision of parking with 6 for Suite 2, and mature landscaping.

Floor Area

First Floor	1,298 Sq Ft	120.58 Sq M
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Total	1,298 Sq Ft	120.58 Sq M
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Rent

£24,000 per annum exclusive

Terms

A new lease is available on full repairing terms to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954

Business Rates

Rateable value is 21,750. We believe that the rates payable for 2024-25 will be £10,853.25

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 69

Viewings

Strictly by appointment via the sole agents Ian Archer or Connor Harrington, 01442 220800, ian.archer@argroup.co.uk, connor.harrington@argroup.co.uk

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