



**AITCHISON
RAFFETY**



- Gated parking
- 3 car parking spaces
- Air conditioning
- Use of shared kitchen
- Shared visitor parking
- Entryphone system
- 500 yards from town centre

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5 Amberside House, Wood Lane, Hemel Hempstead, HP2 4TP

Office Unit

Approx. 960 Sq Ft (89.18 Sq M)

To Let

5 Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP



Description

The premises comprise a mainly open plan suite all on one level within this modern two-storey building completely refurbished in 2007 to provide 13 office units all sharing the WC facilities on each level, lift, shower, kitchen and main entrance.

There are 3 car spaces allocated as well as 4 shared visitor/disabled person parking spaces.

Location

Amberside is situated towards the centre of town in Wood Lane, off the main A414 ST Albans Road leading from the town centre to the industrial estate and M1, and is visible from this road. All town centre amenities are within a short walk.

- Marlowes Shopping Centre 550 yds
- Train station 1.4 miles
- M1 (J8) 1.4 miles
- M25 (J21) 6.0 miles

Floor Area

Ground Floor - Unit 5	960 Sq Ft	89.18 Sq M
Total	960 Sq Ft	89.18 Sq M

Rent

£15,850 per annum exclusive

(Additional space is available next door of 836 sq ft)

Terms

To let on a new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

Business Rates

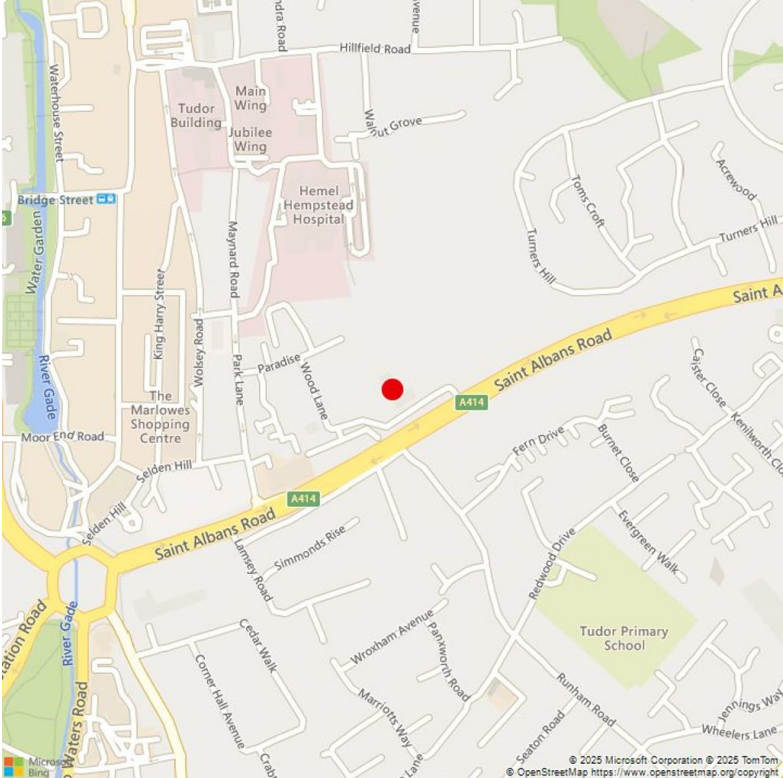
An estimate is available upon request

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 69



Viewings

By appointment via sole agents -
Aitchison Raffety 01442 220800,
ian.archer@argroup.co.uk or
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connor.harrington@argroup.co.uk

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