



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

Ian Archer  
[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)  
01442 220 800

Connor Harrington  
[connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)  
01923 210733

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

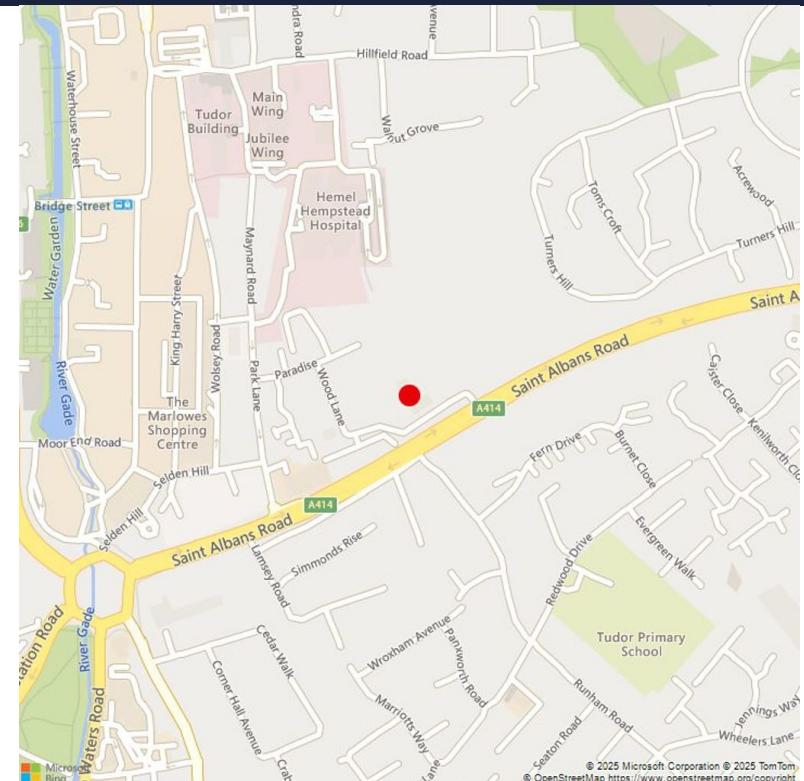
## Floor Area

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

<b>Total</b>	<b>960 Sq Ft</b>	<b>89.18 Sq M</b>
--------------	------------------	-------------------

## 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.



## Viewings

By appointment via sole agents - Aitchison Raffety 01442 220800, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) or Connor Harrington, [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)

**AITCHISON  
RAFFETY**



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

