



- **3 month rent free period**
- Cat 5 cabling and floor power sockets
- Own kitchen
- Air conditioned
- Shared WCs including disabled persons and shower
- Shared visitor parking
- Gated parking for 6 cars
- 500 yards from town centre shops

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1B Amberside House, Wood Lane, Hemel Hempstead HP2 4TP

Mainly Open Plan Ground Floor Office Suite

[What3Words:///useful.cling.flame](#)

Approx. 1,856 Sq Ft (172.42 Sq M)

To Let / May Sell

1B Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Description

The premises comprise a large ground floor suite all on one level within this modern two-storey building providing 13 office units, each on a single level and all sharing the WC facilities including disabled persons WC, lift, shower and main entrance. Unit 1B has it's own kitchen and is fitted with 2 Directors rooms.

Parking is allocated and there are also 3 shared visitor / Disabled person parking spaces and a bike rack

The building is set within a gated and fenced private estate.

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 - 0.3 miles

Train station - 1.4 miles

M1 (J8) - 2.4 miles

M25(J21) - 6.0 miles

Central London - 28.0 miles



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Floor Area		
Ground Floor	1,856 Sq Ft	172.42 Sq M
Total	1,856 Sq Ft	172.42 Sq M

Rent/Price
£30,500 per annum exclusive with 3 months rent free available subject to terms

Price £400,000 + VAT

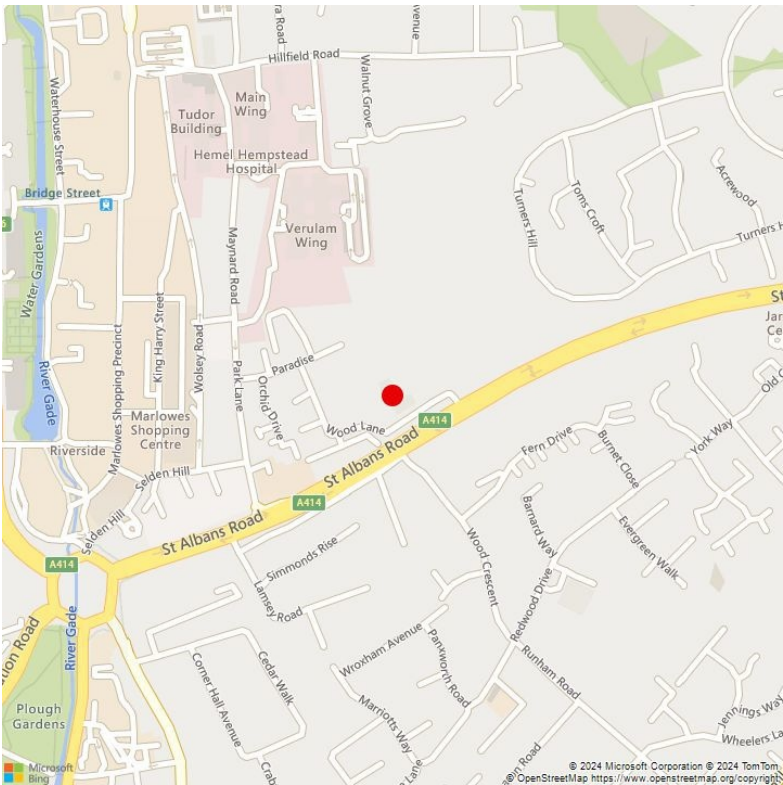
Terms
The property is available to let on a new lease on a full repairing and insuring basis for a term to be agreed subject to regular rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. There will be a service charge for maintenance of the common parts.

Business Rates
From online checks the Rateable Value is £29,500, resulting in a rates bill of £14,720.50 for 2024-25

VAT
This property is subject to VAT.

Energy Performance Rating
Band C - 70

Legal Costs
Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agent - Aitchison Raffety
01442 220800
Ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

**AITCHISON
RAFFETY**



www.argroup.co.uk



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