

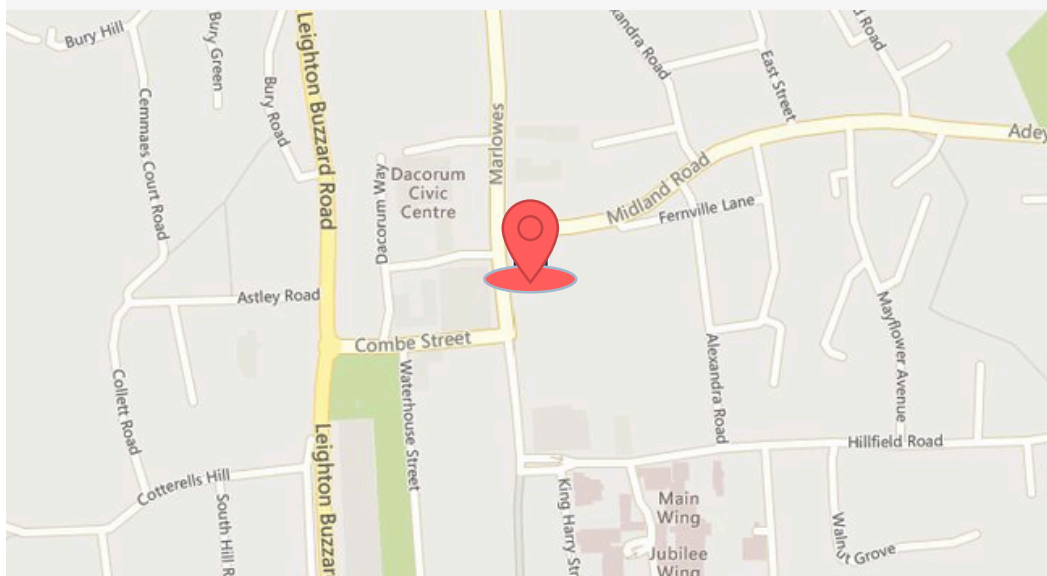
3 Marlowes Court |
r/o 67 Marlowes |
Hemel Hempstead | HP1 1LE

First Floor Office | To Let



Key features

- Town centre location
- Car parking options available
- Shared kitchen
- Male & female toilets
- Entry phone system
- Gas fired central heating
- Carpeted suite



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Description

First floor office suite of 442 sq ft located in central Hemel Hempstead. The space is carpeted throughout and offers a mixture of wall mounted plug-sockets and floor boxes. The heating system is via a centralised boiler. (The space is to be cleared of furniture).

Access to two W/C's and kitchenette in the communal area. On-site car parking available.

Location

The property is situated in Marlowes Court - an attractive courtyard just off the Marlowes which is the main business/shopping street in Hemel Hempstead. The entrance to Marlowes Court is adjacent to Peter Spivey sport shop and Hemel Smile Studio dental practice.

Hemel Hempstead is one of the major commercial centres of Hertfordshire with excellent road links. Junction 8 of the M1 motorway is only 3 miles distant with the M25 (Junction 20) being approximately 4 miles distant via the A41 dual carriageway.

Hemel Hempstead mainline railway station is only 3 miles distant providing a fast and frequent service into London Euston of approximately 30 minutes.

Tenure

Available to let on a new lease for a term to be agreed.

Rent

£8,500 per annum exclusive.

Accommodation

First floor (front) | 442 Sq.ft | 41.00 Sq.m

The floor area is approximate and has been calculated on a IPMS3 basis.

Service charge

A service charge is payable to contribute toward the running costs for the property. This will cover items such as heating, electricity, cleaning common areas, water rates and maintenance. The cost of the service charge is approximately £5.00psf.

Rates

The VOA website shows an entry in the 2023 Rating List of £10,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 91. Details available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

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