

1 THE WATERHOUSE HEMEL HEMPSTEAD

HP1 1ES

bf

brasierfreeth.com

*Ground & First Floor Offices - To Let
In the town centre of Hemel Hempstead*

1 THE WATERHOUSE HEMEL HEMPSTEAD

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Ground & 1st Floor Offices

TO LET

KEY DETAILS

- Prime central location
- Flexible open-plan workspace
- Raised access flooring
- Secure parking
- Natural light

DESCRIPTION

The available space comprises two self-contained office suites within a modern office building, each with allocated car parking. The ground floor provides a large open-plan area, one small one-to-one meeting room, and two larger boardroom / meeting rooms, together with breakout space. The first floor offers a well-presented open-plan office with two meeting rooms and a large kitchen/breakout area. The specification across both suites includes lighting (mostly LED), carpeted & raised access floors, and good natural light throughout with windows on three-sides.

Each suite benefits from four allocated parking spaces, split between the surface car park and the secure underground car park. Additional public parking is located directly opposite.

AMENITIES

 Town Centre	 Car Park	 Bus Routes	 Motorway Access
 Rail Access	 Flexible Layout	 WCs	 Natural Light



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ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Ground Floor	1,575	146.32
First Floor	1,575	146.32

These floor areas are approximate and have been calculated on an IPMS3 basis.

LOCATION

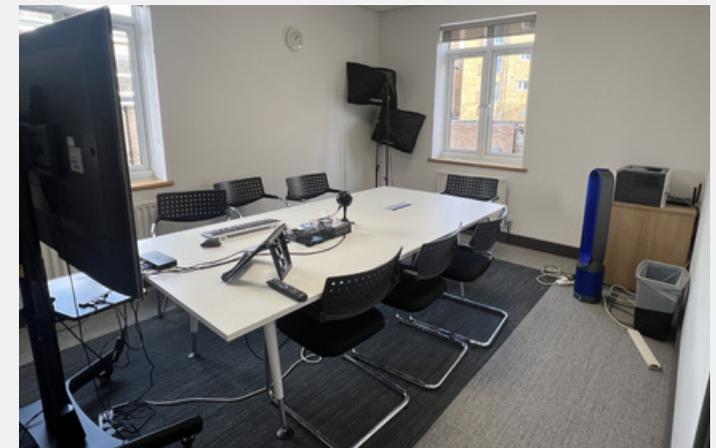
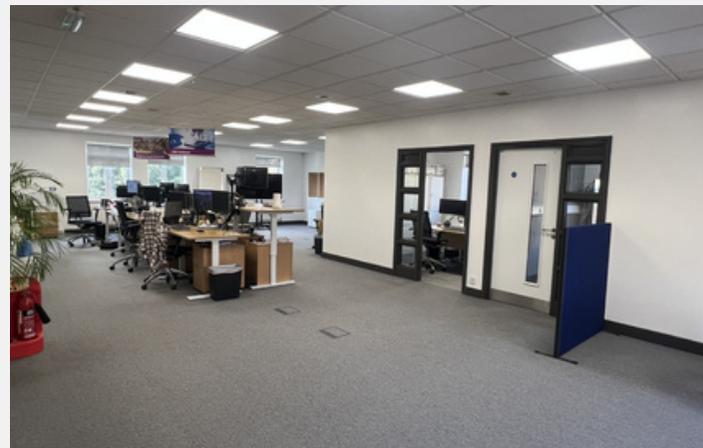
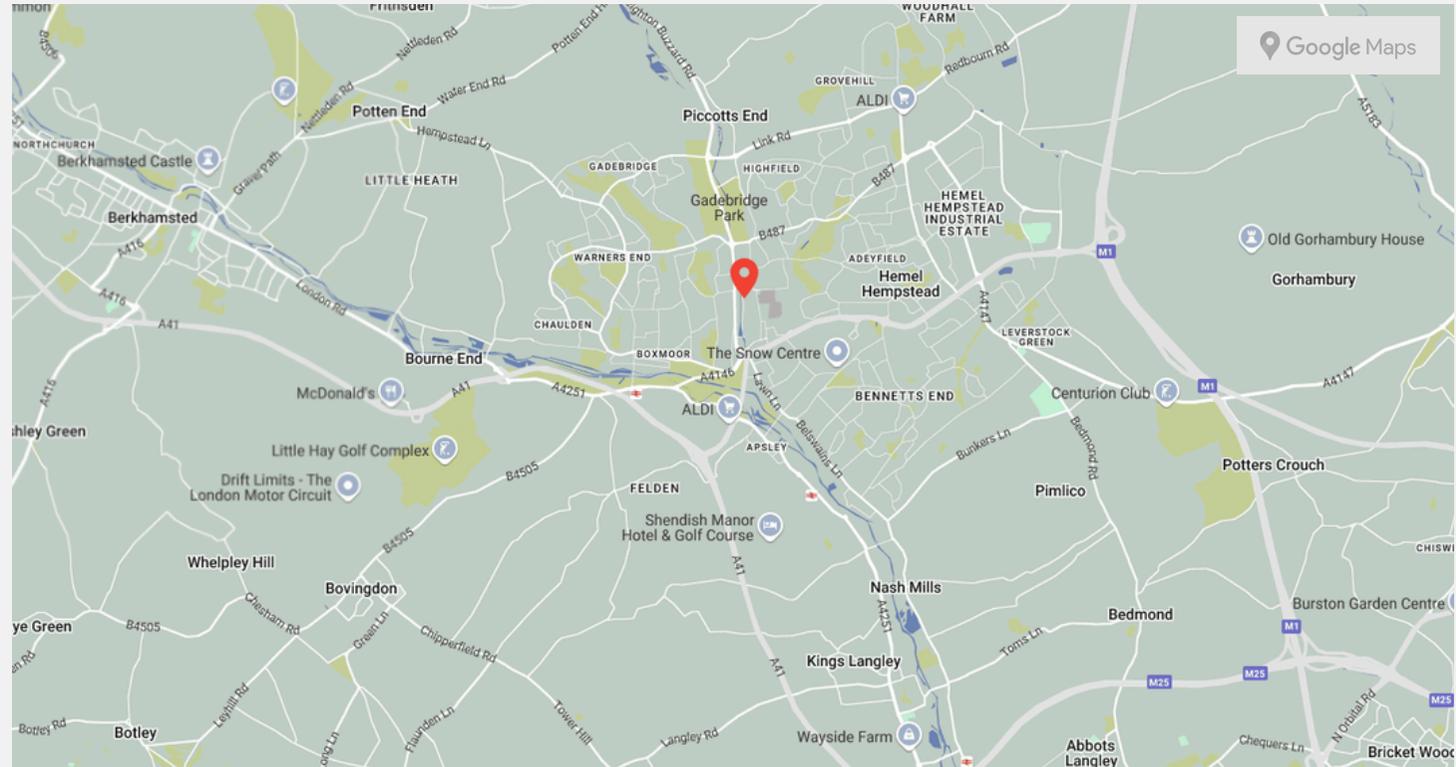
1 Waterhouse is situated on Waterhouse Street in central Hemel Hempstead, within easy walking distance of the town centre and its wide range of shops, restaurants, and amenities.

The property enjoys excellent transport links, with Hemel Hempstead railway station nearby providing direct services to London Euston in under 30 minutes. Additionally, the location offers convenient access to major road networks including the M1 and A41, facilitating easy regional and national connectivity.

TRANSPORT

 Hemel Hempstead Station - 5 minute drive

 Hemel Bus Terminal - 3 minute walk



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TENURE

Available individually or as a combined letting, on new lease terms to be agreed.

RENT

£25,200 per annum exclusive per suite (£16 per sq ft), or available combined.

EPC

The property has an EPC rating of C 59. Details available upon request.

RATES

The VOA website shows an entry in the current Rating List of:

Ground Floor - £25,250

First Floor - £25,000

The rates payable will be a proportion of this figure. For rates payable please 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.

LEGAL COSTS

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

VAT

We understand the property is elected for VAT.

CONTACT

GET IN TOUCH

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