

1 THE WATERHOUSE HEMEL HEMPSTEAD

HP1 1ES

bf

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Second Floor Office To Let in the town centre of Hemel Hempstead - 1,634 Sq.ft

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2nd Floor Office
TO LET

KEY DETAILS

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

DESCRIPTION

The office space offers an open-plan layout that can accommodate different working arrangements. It includes raised access flooring and central heating. Parking is available on the surface and in a secure underground car park.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Second Floor	1,634	151.8

This floor area is approximate and has been calculated on an IPMS3 basis.

AMENITIES



Town Centre



Car Park



Bus Routes



Motorway Access



Rail Access



Flexible Layout



WCs



Natural Light



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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.

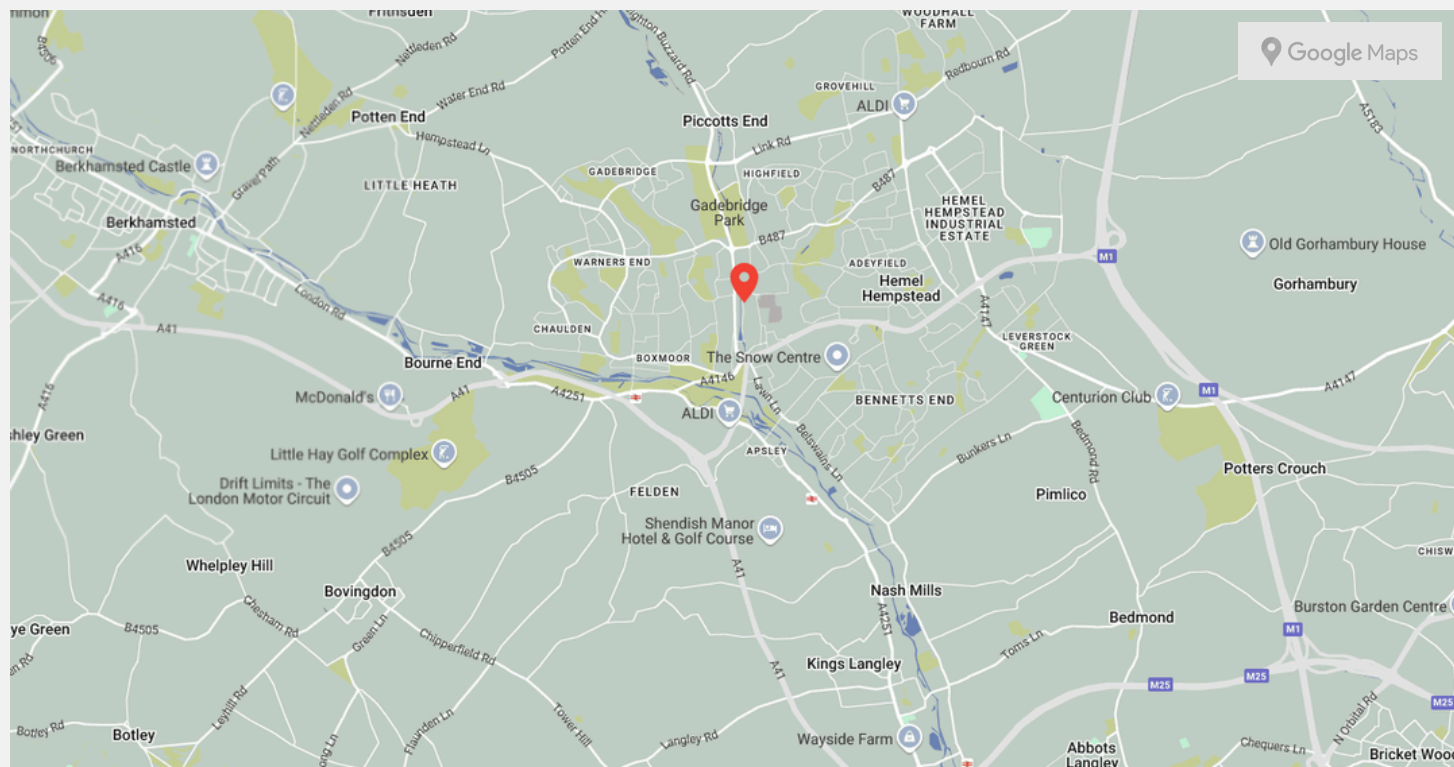
The property enjoys excellent transport links, with Hemel Hempstead railway station nearby providing direct services to London Euston in under 30 minutes. Additionally, the location offers convenient access to major road networks including the M1 and A41, facilitating easy regional and national connectivity.

AREA

- Town centre location
- Excellent transport links
- Wide range of shops and amenities

TRANSPORT

- 🚆 Hemel Hempstead Station - 5 minute drive
- 🚌 Hemel Bus Terminal - 3 minute walk



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TENURE

The property is available to let on a new lease for a term to be agreed.

RENT

£26,000 per annum exclusive (£15.90 per sq.ft).

EPC

EPC has been commissioned and is awaited.

RATES

The VOA website shows an entry in the current Rating List of £19,000. 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 elect for VAT.

CONTACT

GET IN TOUCH

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Issy Wash

07704 674560

issy.wash@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com