

77 MARLOWES HEMEL HEMPSTEAD

HP1 1LF

Town Centre Office Building - For Sale - 1,532 Sq.ft

Price Reduced

bf

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Office Building
FOR SALE

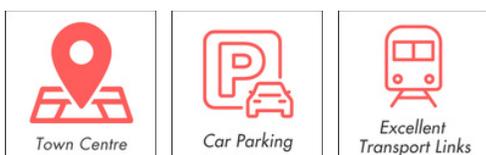
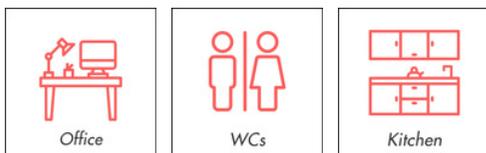
KEY DETAILS

- Of interest to occupiers or developers
- Prominent Marlowes frontage
- On-site car parking for up to 4 cars
- Class 'E' Use
- Residential potential STP
- Gas central heating
- Attractive Listed building
- Available immediately

DESCRIPTION

77 Marlowes is a Listed, semi-detached, two-storey building providing 3 office areas on each floor with additional storage space, kitchen and male & female toilets. There is a basement providing further storage space. The car parking area to the rear of the property is suitable to park up to 4 cars in herringbone fashion.

AMENITIES



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground & 1 st floors	112.78	1,315
Basement	20.16	217
TOTAL NIA	142.32	1,532

The approximate gross internal area is 151.4 Sq.m (1,630 Sq.ft) plus cellar.

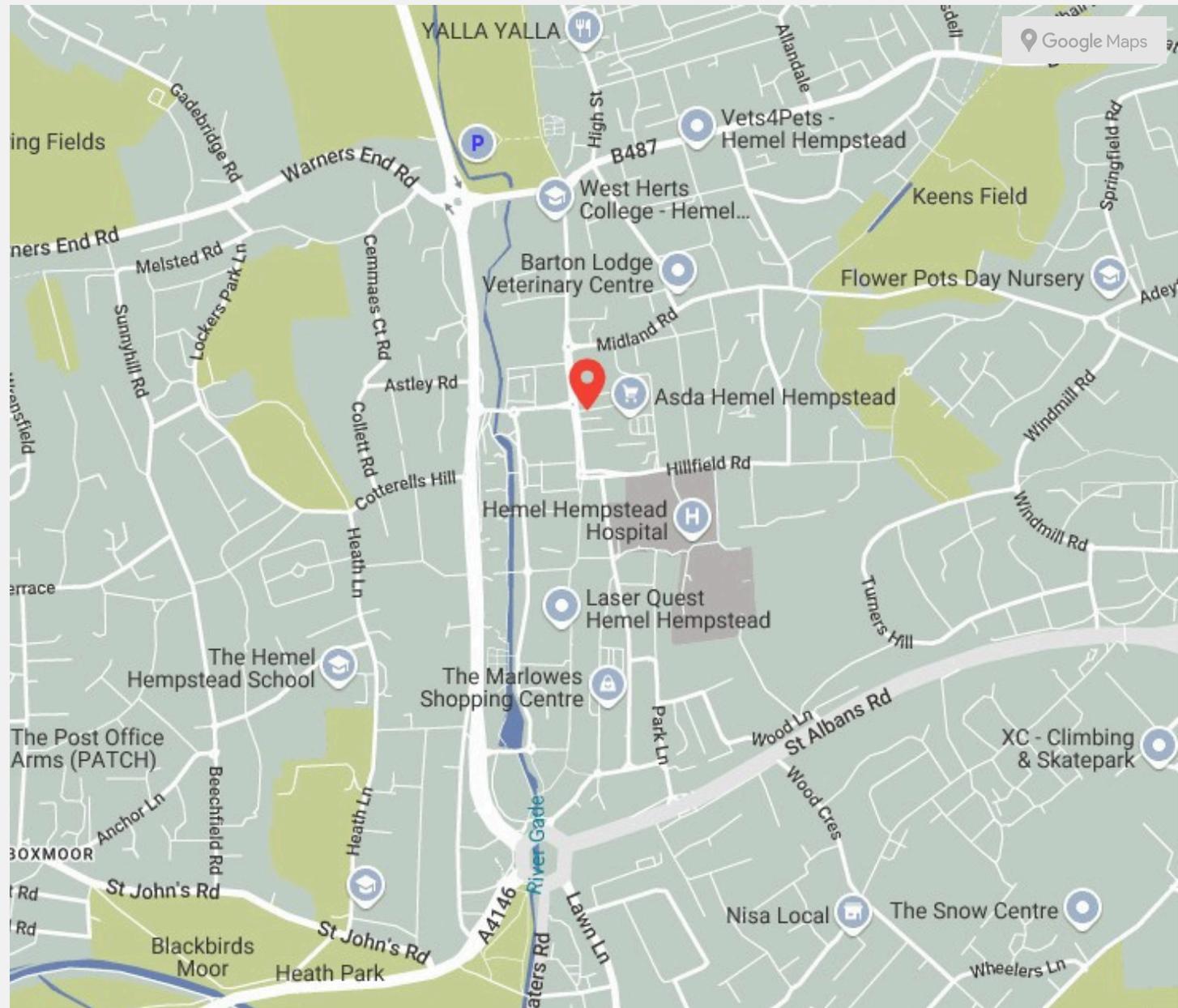
LOCATION

The property enjoys a prominent position on the town's main shopping street, surrounded by professional services such as accountants, lawyers and medical offices, all benefiting from high footfall and easy customer access.

Hemel Hempstead is a key communications hub in Hertfordshire with a population of around 100,000. It offers excellent transport links via the M1 (Junction 8), the M25 (3-4 miles away) and the A41 dual carriageway. The town also benefits from a mainline rail service to London Euston in approximately 30 minutes.

TRANSPORT

- 🚆 Hemel Hempstead Station - 1.7 miles
- 🛣️ M1 (Junction 8) - 3.5 miles
- 🛣️ M25 (Junction 20) - 4 miles



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TERMS

The property is offered for sale on a freehold basis.

PRICE

£340,000.

The price will not attract VAT.

RATES

The VOA website shows an entry in the current Rating List of £19,750. 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.

EPC

The property has an EPC rating of D-99. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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