



# 9 AMBERSIDE HEMEL HEMPSTEAD

HP2 4TP



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Office Property  
**FOR SALE**

## KEY DETAILS

- Air conditioning
- Ethernet cabling & floor power sockets
- Kitchen
- Shared WCs including disabled toilets & shower
- Parking for 7 cars
- Gated car park
- Shared visitor parking
- 500 yards from town centre shops

## AMENITIES

|                                                                                                           |                                                                                                                                  |                                                                                                    |                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <br>Air Conditioning    | <br>Ethernet Cabling &<br>Floor Power Sockets | <br>Kitchen     | <br>Shared Accessible<br>WC's & Shower |
| <br>Parking<br>7 Spaces | <br>Gated Car Park                            | <br>Town Centre | <br>Excellent<br>Transport Links       |





## ACCOMMODATION

| Floor       | Size Sq.m | Size Sq.ft |
|-------------|-----------|------------|
| First floor | 181.63    | 1,955      |

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

## DESCRIPTION

Large first-floor corner office suite within a modern two-storey office building, enjoying an abundance of natural light. The suite benefits from its own kitchen, boardroom, two private offices and a small meeting room. The building features an entry phone system in the suite connected to the main entrance and shared communal WC facilities.

Allocated parking for seven vehicles is provided, with access to three shared visitor/disabled spaces and a bike rack.

The building compound is gated and fenced, offering added security.



## 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.

Hemel Hempstead is served by the main line railway with frequent service to London Euston - fastest journey time being approximately 30 minutes.

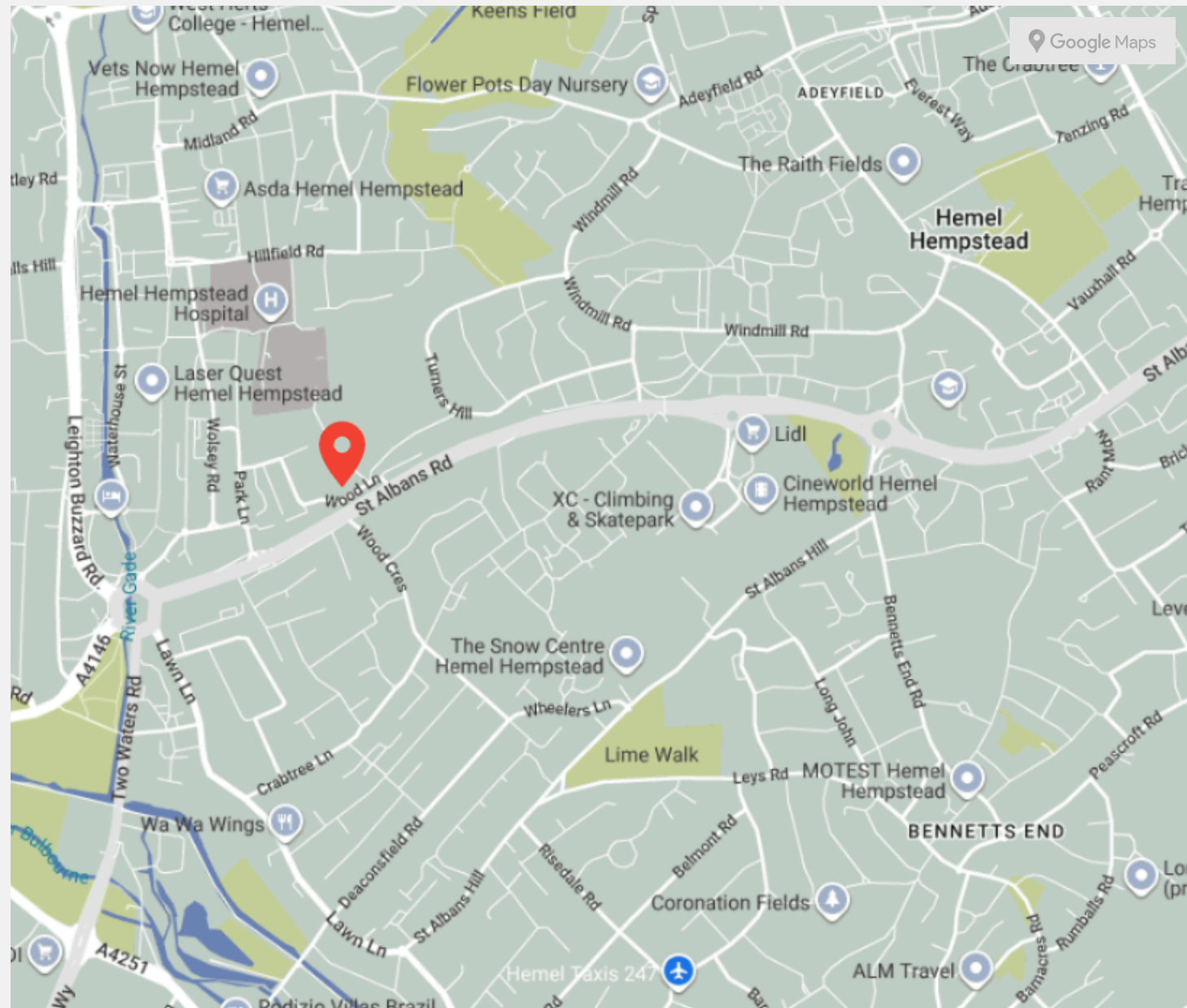
In addition, the A41 dual carriageway passes to the south of the town which gives rapid dual carriageway access to Junction 20 of the M25.

## TRANSPORT

🚆 Hemel Hempstead Station - 1.4 miles

🛣️ M1 (J8) - 2.4 miles

🛣️ M25 (J21) - 6 miles





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## TENURE

The property is held on a long leasehold for a term of 250 years from August 2007. The vendor also owns a share of the freehold.

## PRICE

£380,000.

## VAT

VAT is applicable on the sale.

## EPC

The property has an EPC rating of C 60. Details available upon request.

## BUSINESS RATES

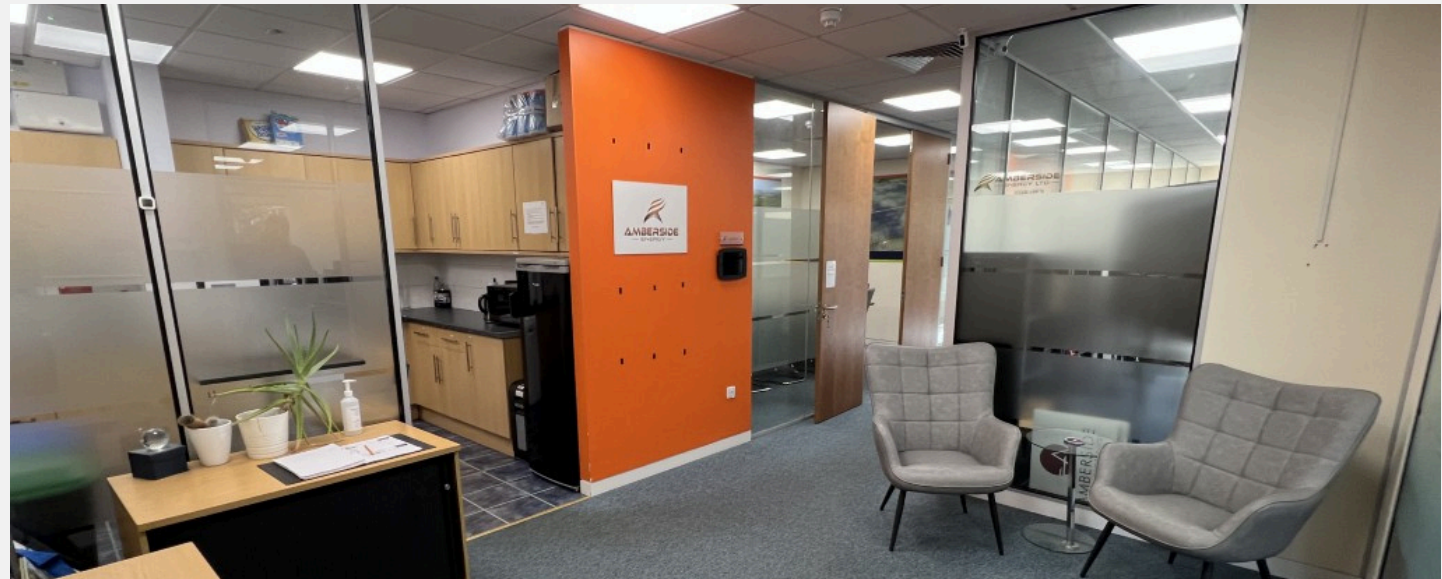
The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £29,500. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Dacorum Borough Council, 01442 228000.

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.

Office Property  
**FOR SALE**



# CONTACT

GET IN TOUCH

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