ONE PARK LANE | HEMEL HEMPSTEAD



ONE PARK LANE

HIGH-QUALITY OFFICE SUITES | TO LET



REFURBISHED TOWN CENTRE OFFICE SUITES



DESCRIPTION

ONE PARK LANE is a large high-quality office building originally constructed around 1990 arranged over ground and 3 upper floors. The building boasts an impressive full height entrance foyer. The building is owned and managed by the occupier and will be managed as a multi-tenanted building.

The 3rd floor suite is open plan and offers refurbished space.

The remaining space is about to undergo a refurbishment but could currently be rented in its un-refurbished (but still reasonable) state and is currently offered as a mixture of open plan and partitioned offices although could be offered entirely open plan if required.

SPECIFICATION



COLUMN FREE SPACE



4 PIPE FAN COIL AIR CONDITIONING



FULLY ACCESSIBLE RAISED FLOORS



LED LIGHTING



FLOOR TO CEILING HEIGHT 2.64M



A CENTRAL COURTYARD AREA



CAFÉ TO THE GROUND FLOOR



MALE, FEMALE & ACCESSIBLE WCS TO EACH FLOOR



FULL HEIGHT ENTRANCE WITH SECURITY DESK



5 LIFTS



GOOD ONSITE PARKING AT A RATIO OF 1:320

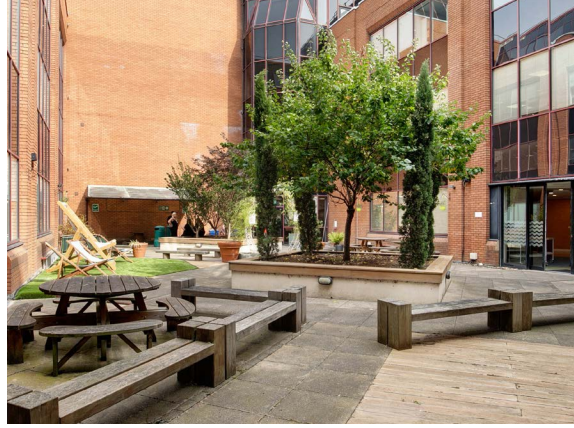


ACCESS TO MEETING ROOMS IS AVAILABLE BY SEPARATE ARRANGEMENT


PHOTO GALLERY







ACCOMMODATION

1st floor south	17,028 sq ft	1,581.95 sq m	UNDER REFURBISHMENT
3rd floor north	9,020 sq ft	837.98 sq m	
3rd floor south	4,431 sq ft	411.65 sq m	
TOTAL	**30,479 sq ft**	**2831.58 sq m**	

All measurements are on a net internal basis. For larger requirements consideration will be given to making contiguous space available.

Furniture may be available.

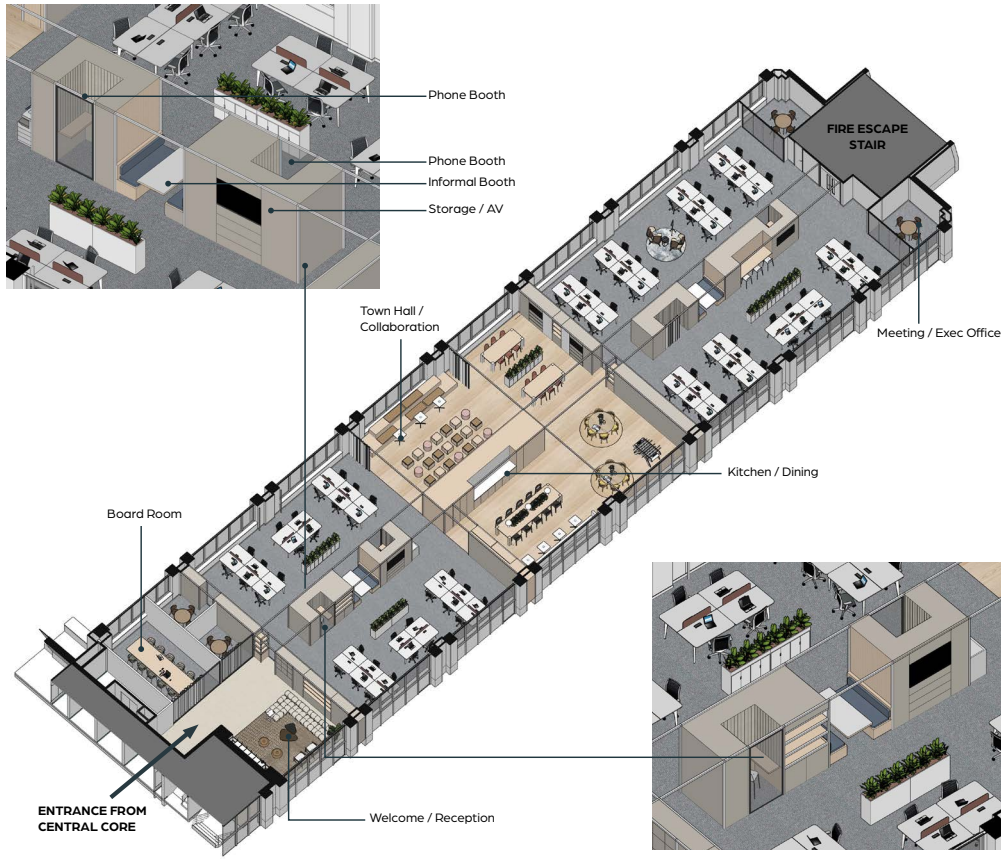
Additional car parking is available in Hemel Hempstead town centre under separate contract.



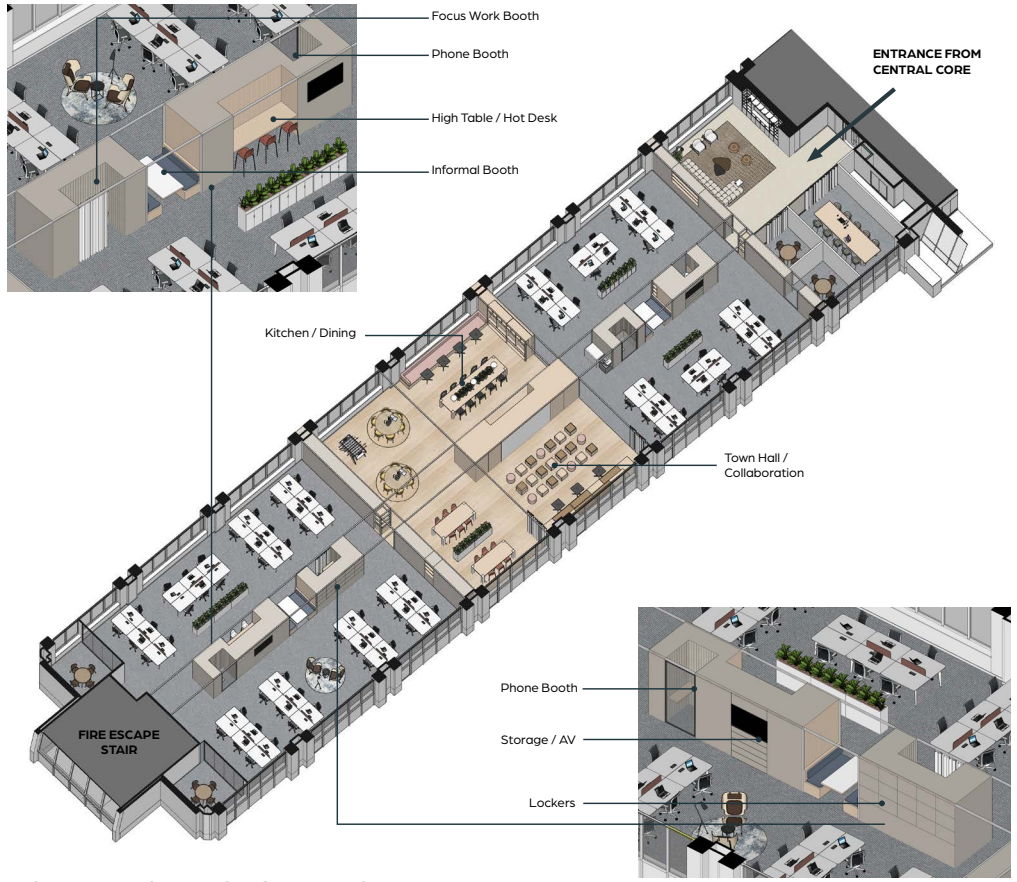








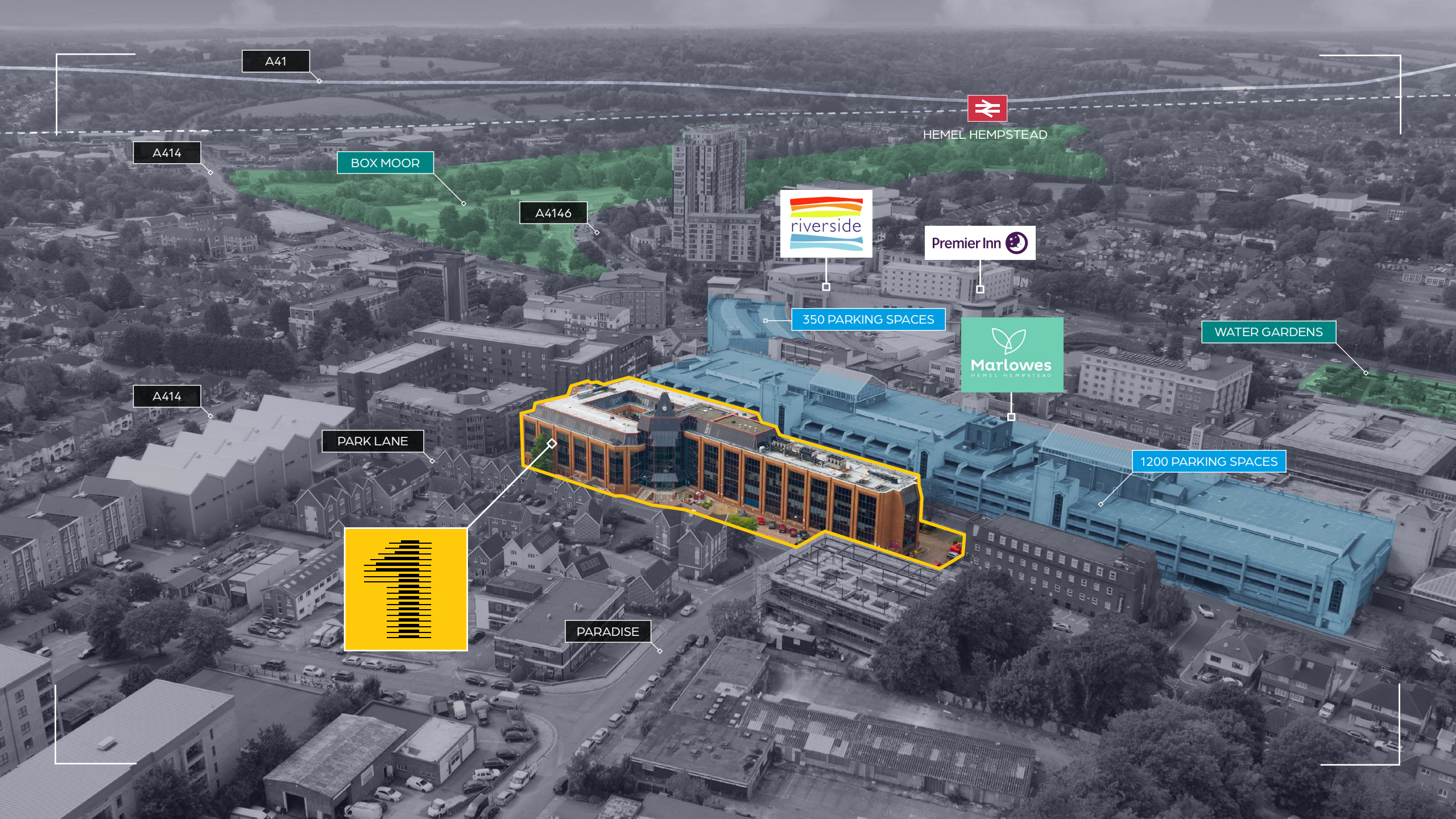
SOUTH EAST AXONOMETRIC



NORTH WEST AXONOMETRIC

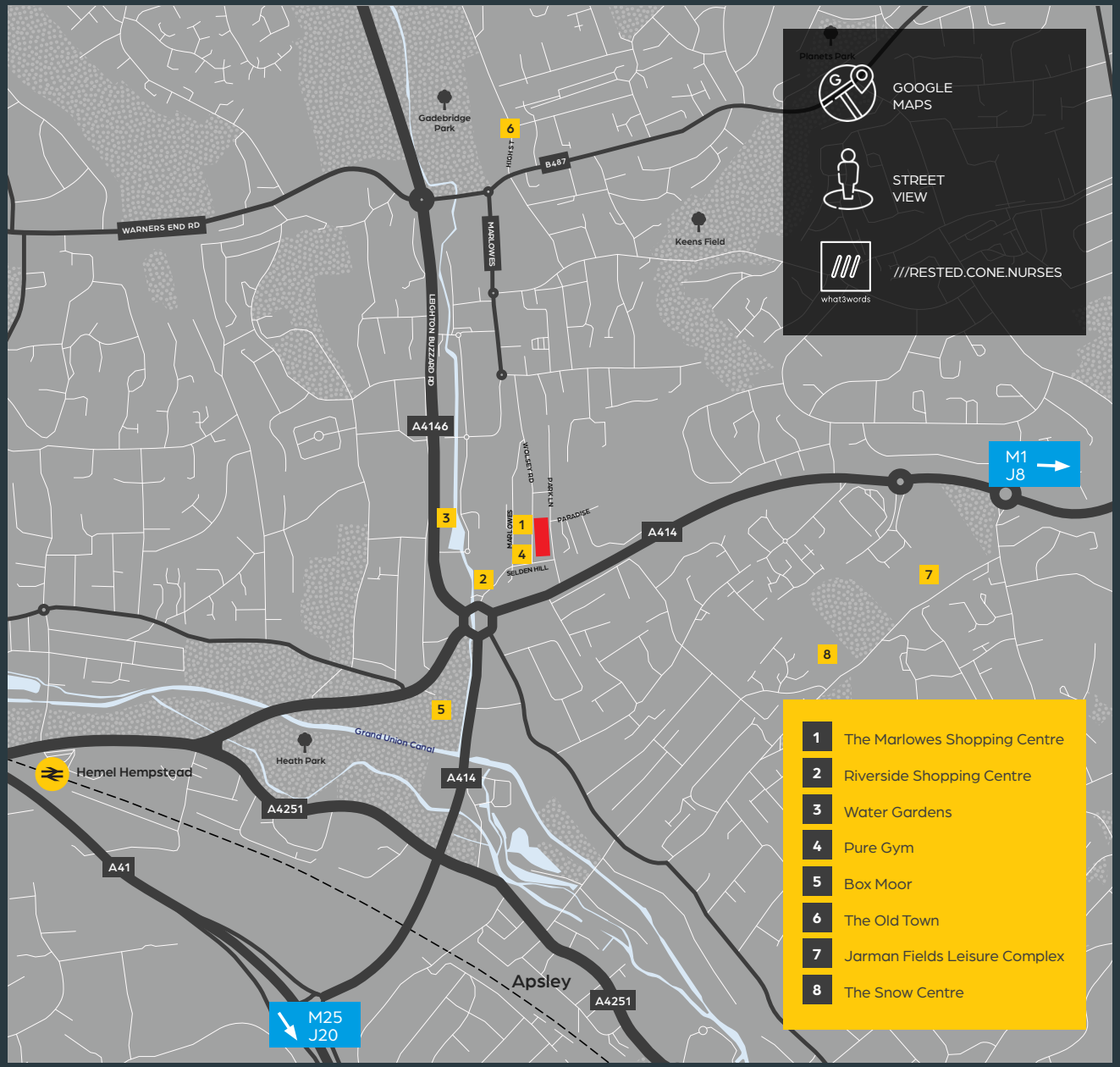
THIRD FLOOR EXAMPLE FIT-OUT

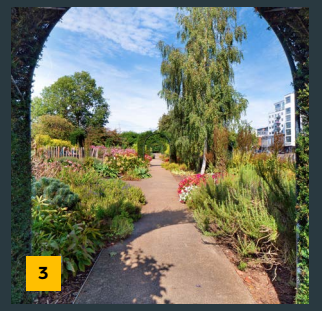
CGI – EXAMPLE FIT-OUT

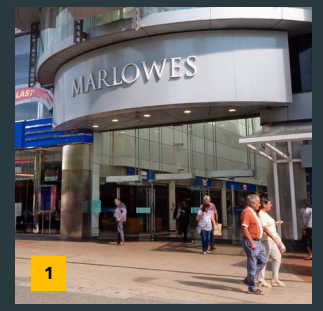

A41
A414
BOX MOOR
A4146
HEMEL HEMPSTEAD
riverside
Premier Inn
350 PARKING SPACES
Marlowes
HEMEL HEMPSTEAD
WATER GARDENS
A414
PARK LANE
1200 PARKING SPACES
PARADISE

ONE PARK LANE ■ HEMEL HEMPSTEAD ■ HP2 4YG

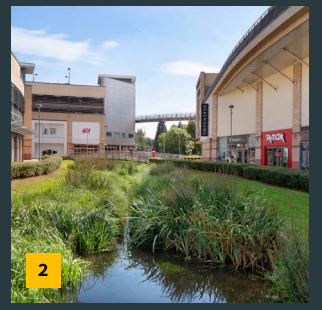
One Park Lane is situated in central Hemel Hempstead, only a short walk from the main shopping area which incorporates Marks & Spencer, H&M, Primark, Next, Robert Dyas and many food and drink offers. The Marlowes and Rivaerside Shopping Centre car parks are close by. Access to open space is a short walk to Box Moor and Water Gardens.



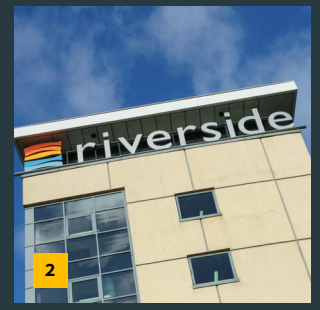


















LOCATION

The building is very well situated for road communications being only **1 mile or so from the A41** dual carriageway which provides direct access to Junction 20 of the M25 at Kings Langley – approximately 4 miles to the east. **The M1 (Junction 8) is approximately 2 miles** distant.

There are frequent bus services to the station, alternatively it is a 15 min walk. The station is served by the mainline railway which provides a fast and frequent service into **London Euston (26 minutes)**.









TENURE

The office suites are available on a new lease for a term to be agreed.

RENT

Upon application to the agents.

RATES

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority, Dacorum Borough Council – 01442 228000.

EPC

The property has an EPC rating of B 37. Details available upon request.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.



ONE PARK LANE

VIEWING Strictly by appointment through the sole agent.

bf brasier freeth

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