



## 2nd Floor Office Suite To Let

### 2nd Floor

1 Waterhouse Street, Hemel Hempstead,  
HP1 1ES

Office

# TO LET

**1,634 sq ft**

(151.80 sq m)

- Open Plan Layout
- 4 Onsite Car Parking Spaces
- Town Centre Location
- Walking Distance To Mainline Station
- Raised Floors
- Suspended Ceiling

# 2nd Floor, 1 Waterhouse Street, Hemel Hempstead, HP1 1ES

## Summary

<b>Available Size</b>	1,634 sq ft
<b>Rent</b>	£26,000 per annum
<b>Rates Payable</b>	£9,481 per annum
<b>Rateable Value</b>	£19,000
<b>Service Charge</b>	£12,203 per annum The service charge includes electricity and heating to the suite as well as the maintenance and upkeep of common parts
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

The available accommodation comprises a second floor office suite within a three storey property. The suite is open plan including a range of smaller glassed partition office and meeting rooms and provides modern high quality accommodation with suspended ceilings, integrated lighting, carpeting and a central heating system. WC facilities are available in the communal areas. Access to the suites is via a communal lobby and entrance door onto Waterhouse Street.

## Location

The Waterhouse is situated in Hemel Hempstead town centre overlooking the attractive Jellicoe Water Gardens and fronting Waterhouse Street. The office is within easy walking distance of the town centre, shops and restaurants as well as various public car parks including the Water Gardens car park opposite.

Access to the A41 dual carriageway is within 1 mile and approximately 3 miles distant is Junction 8 of the M1 motorway.

Hemel Hempstead mainline railway station is 3 miles distant providing a fast and frequent service into London Euston with a journey time of approximately 30 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	1,634	151.80
<b>Total</b>	<b>1,634</b>	<b>151.80</b>

## Terms

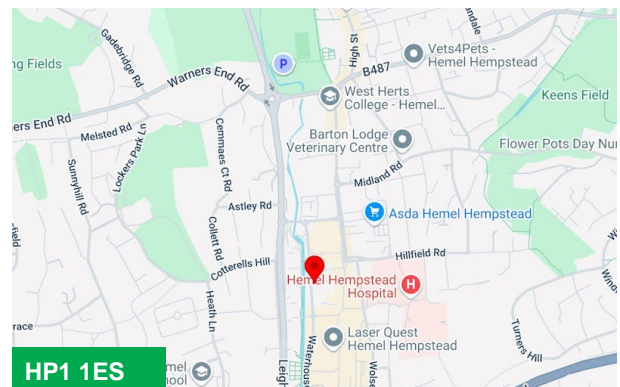
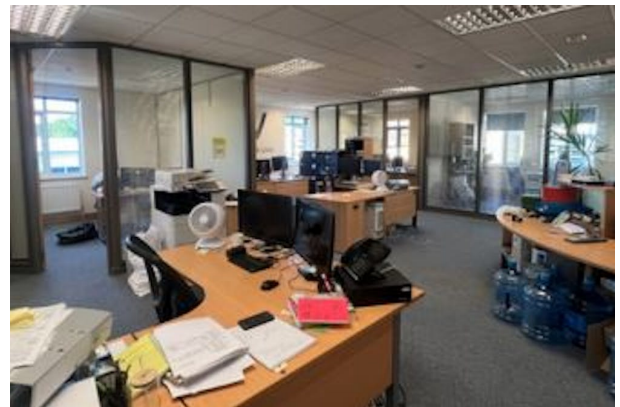
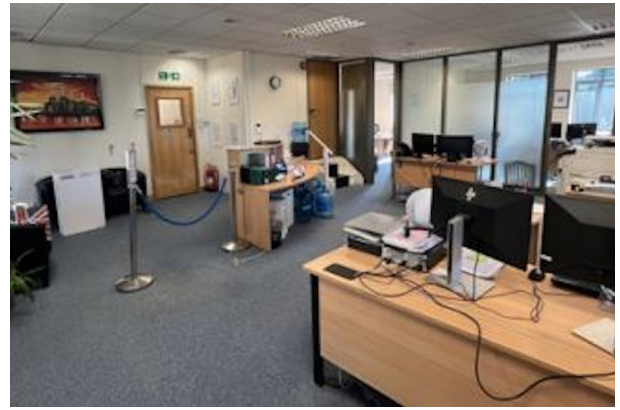
Available by way of a new full repairing and insuring lease for a term to be agreed.

## VAT

The property is VAT registered and therefore VAT will be charge on the rent and service charge

## Viewings

Strictly by appointment via joint agents



## Viewing & Further Information

### Philip Cook

01923 604 026 | 07801 098097

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### Felix Sharman (Brasier Freeth)

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### Stimpsons

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