



- Good allocated parking
- Passenger lift
- Each suite to have own kitchenette
- Air conditioning
- High speed fibre broadband available
- Double glazed windows
- Currently being refurbished

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Unit 2 Grovelands, Boundary Way, Hemel Hempsted, HP2 7TE

2 First Floor Office Suites Currently Being Refurbished

Approx. 1,298 - 2,870 Sq Ft (120.58 - 266.62 Sq M)

To Let

Unit 2 Grovelands, Boundary Way, Hemel Hempsted, HP2 7TE

Description

The premises will comprise two suites on the first floor within this two storey office building. The suites could be linked to provide a single larger space.

There is a passenger lift, a shared ground floor entrance and shared male and female WCs on each floor with a disabled WC.

The space is currently undergoing refurbishment and each suite will benefit from air conditioning, a kitchenette, new carpets and LED lighting. There is also access to good fibre broadband at a separate cost.

The estate benefits from an excellent provision of parking with 9 spaces for suite 1 and 6 for suite 2. and mature landscaping.



Suite 1



Suite 2

Floor Area

Suite 1	1,572 Sq Ft	146.04 Sq M
Suite 2	1,298 Sq Ft	120.58 Sq M
Total	2,870 Sq Ft	266.62 Sq M



Example Kitchenette



Lift

Unit 2 Grovelands, Boundary Way, Hemel Hempsted, HP2 7UD



Exterior



Interior

Rent

£18.50 per sq ft

Terms

A new lease is available on full repairing terms to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954

Business Rates

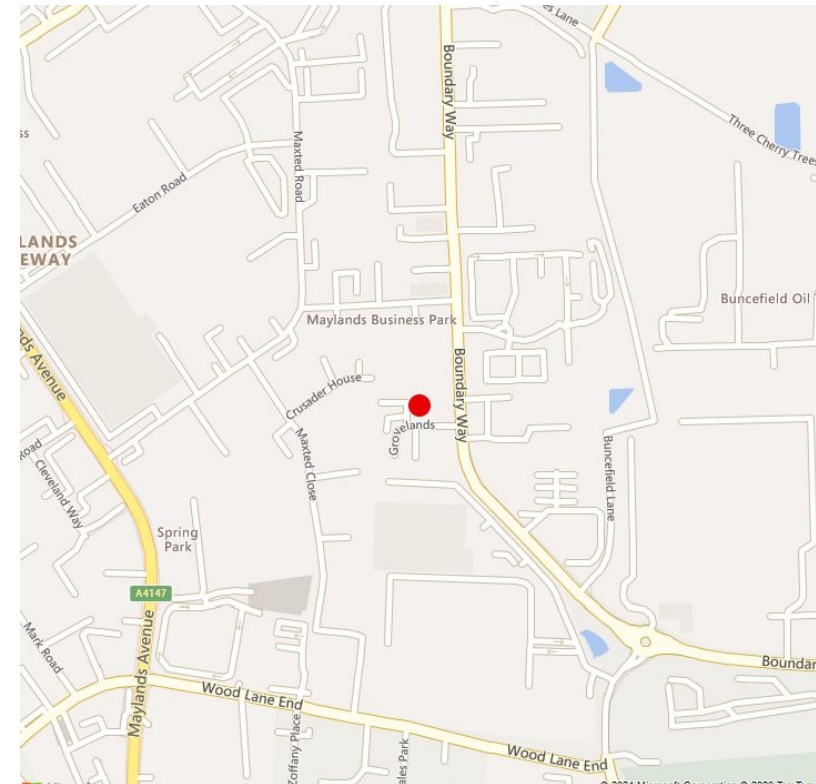
To be reassessed. An estimate is available on application

VAT

This property is subject to VAT

Energy Performance Rating

Band C - 69



Viewings

Strictly by appointment via
the sole agents Ian Archer,
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