

9 Marchmont Gate |  
Boundary Way |  
Hemel Hempstead | HP2 7BF

Ground Floor Office |  
To Let | 1,100 Sq.ft



### Key features

- Modern office development
- Newly decorated
- Suspended ceiling
- Carpeted throughout
- Disabled toilet
- 3 parking spaces
- Easy access to M1 (J8)



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### Description

The Marchmont Gate estate is a modern development of 10 individual office buildings comprising of 3 terraces in an attractive courtyard setting with allocated parking.

Unit 9 is a mid terraced building adjacent to Boundary Way, offering office accommodation on the ground floor only. The unit will be comprehensively decorated throughout, including new carpeting.

### Accommodation

Ground floor | 1,100 Sq.ft | 102.19 Sq.m

This floor area is approximate and has been measured on a IPMS3 basis.

### Rates

The VOA website shows an entry in the current Rating List of £17,000. 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.

### Location

The building is situated in the centre of Maylands Industrial Estate in Hemel Hempstead. This development is ideally situated with good access routes nearby. Junction 8 of the M1 motorway is only 1 mile distant and where the strategic junction with the M25 motorway is only a further 3 miles to the south.

Hemel Hempstead is a prime position and is served by a mainline railway (London-Euston approximately 30 minutes). Neighbouring towns included Watford (8 miles), St Albans (6 miles) and Luton Airport (7 miles).

### EPC

The property has an EPC rating of B 48. Details available upon request.

### Legal costs

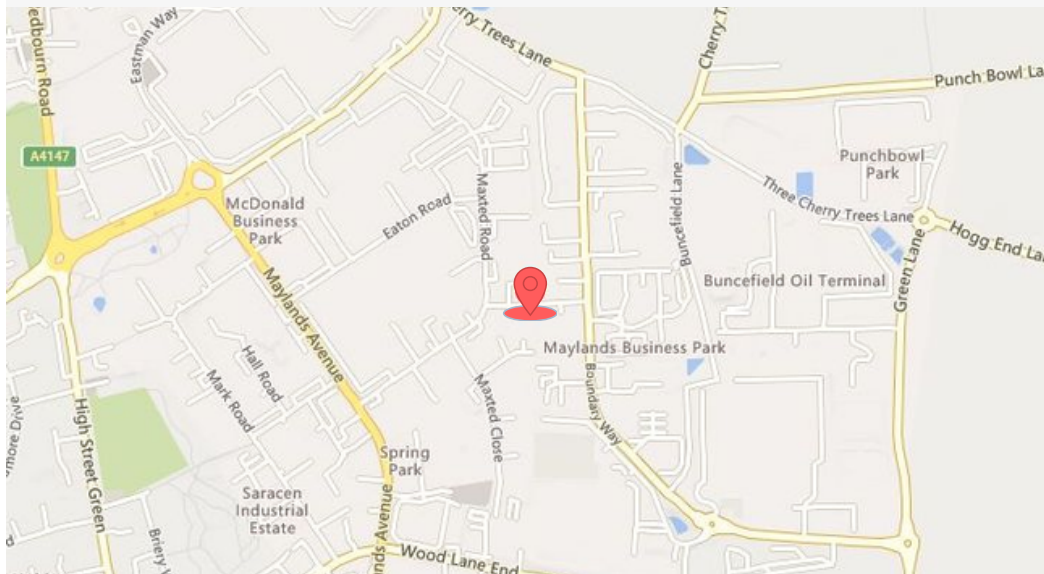
Each party to be responsible for their own legal costs incurred in this transaction.

### Rent

£19,000 per annum exclusive.

### VAT

No VAT on the rent.



### For viewings contact

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