

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**5 Amberside House, Wood Lane,
Hemel Hempstead, Hertfordshire,
HP2 4TP**

- 960 sq.ft open plan office
- Air conditioning, open plan, gated parking, LED lights
- Shared kitchen, WCs and shower, 500 yards from town centre
- 3 car spaces with shared visitor spaces

LOCATION

Amberside is situated towards the centre of town off Wood Lane End, off the main A414 St Albans Road leading from the town centre to the M1. All town centre amenities are within a short walk down the hill.



DESCRIPTION

The premises comprise an open plan room all on one level within the ground floor of this 2 storey building. Divided in to small suites in 2007 the building benefits from AC, an entryphone with disability access door, gated parking and shared amenities including kitchens, showers, WCs and Accessible WCs.

ACCOMMODATION

| | | |
|--------|-----------|------------|
| Ground | 960 Sq Ft | 89.18 Sq M |
| Total | 960 Sq Ft | 89.18 Sq M |

RATEABLE VALUE

The assessment will need to be revised. An estimate is available upon application

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

Band C - rating 69

QUOTING RENT

£17,280 Per Annum

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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