



- Mostly open plan with private office
- Own kitchen
- Air conditioning/ heating
- Demised parking for three cars
- Shared visitor parking
- 500 yards from town centre shopping
- Available immediately

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

3 Amberside House, Wood Lane, Hemel Hempstead, Herts, HP2 4TP

Modern Open Plan Office

Approx. 912 Sq Ft (84.72 Sq M)

To Let

3 Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP

Description

Large ground floor office suite within a modern two storey office building comprising 13 office units. Suite 3 provides a large open plan office with a private meeting room to the rear and it's own private kitchen. Unit 3 further benefits from air conditioning, carpeting, LED lighting, floorboxes. There are also WC facilities including disabled persons WC, lift, shower and main reception entrance.

Location

Amberside is situated towards the centre of town, in Wood Lane, off the main A414 St Albans road leading from the town centre to the industrial estate and M1, and is visible from this road. All town centre amenities are within a short walk

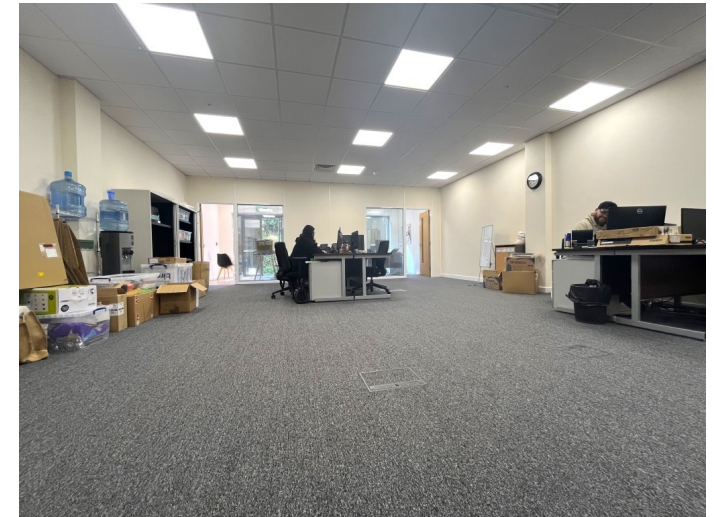
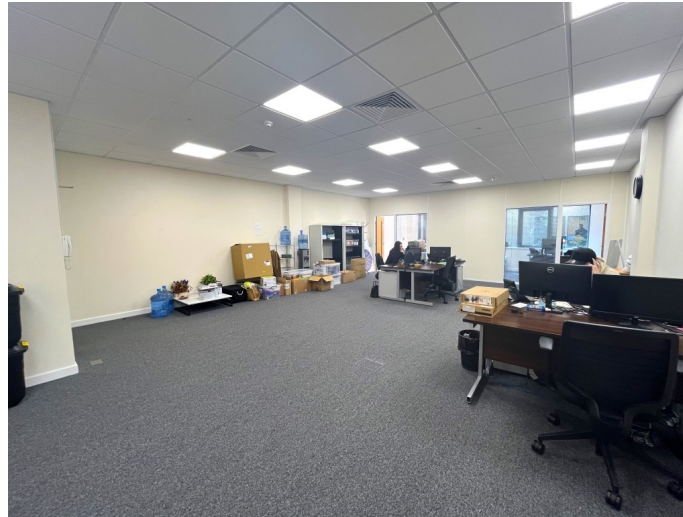
Marlowes Shopping centre 0.3 miles

Train station 1.4 miles

M1 (J8) 2.4 miles

M25(J21) 6.0 miles

Central London 28.0 miles



3 Amberside House, Wood Lane, Hemel Hempstead, Hertfordshire, HP2 4TP



Floor Area

Ground Floor Suite 912 Sq Ft 84.72 Sq M

Total 912 Sq Ft 84.72 Sq M

Rent

£16,500 per annum exclusive

Terms

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

Business Rates

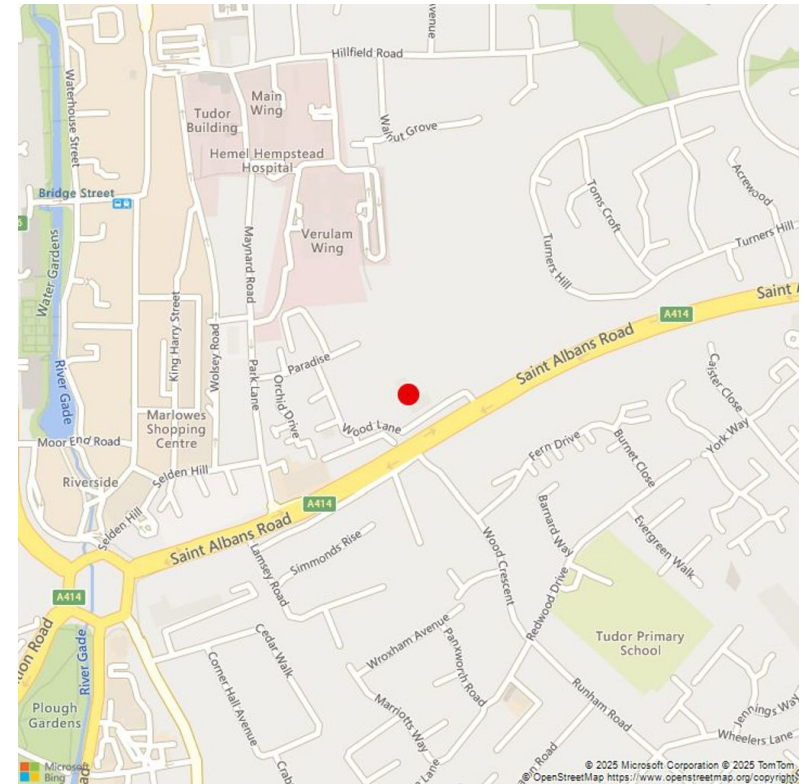
The rateable value from 1 April 2026 will be £14,250, which should result in a rates bill of £7,110.75 per annum subject to transitional phasing.

VAT

This property is subject to VAT in addition.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety 01442 220 800

Connor.harrington@argroup.co.uk
lan.archer@argroup.co.uk

**AITCHISON
RAFFETY**



www.argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are

believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.