



## 1st & 2nd Floors, Marylands Avenue, Hemel Hempstead HP2 4SQ



**24 Hour Access**



**Lift**

Passenger lift



**Parking**

By arrangement



**Area**

6260 sq ft



**Location**

Prime main road position



**Rent**

94,000 per annum

## LOCATION

The building is situated on Marylands Avenue which is a main arterial route just to the West of Hemel Hempstead Town Centre and very close to Junction 8 of the M1.

## DESCRIPTION

The building benefits from its own entrance at street level, a passenger lift as well as staircase to the 1st and 2nd floors. Each floor is approximately 3130 sq ft. Designated parking may be available by negotiation. Suitable for variety of occupiers subject to both Landlord and Local Authority consent.

## TERMS

Available by way of a brand new lease for a term to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal cost incurred in the transaction.

## RATES

Interested parties are encouraged to make their own enquiries with Dacorum Council

## EPC

For further information please contact:

**Simon O'Brien**  
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