

lot 40

Seymour House, Whiteleaf Road Hemel Hempstead, Hertfordshire HP3 9DE

Full
Vacant
Possession
upon
completion

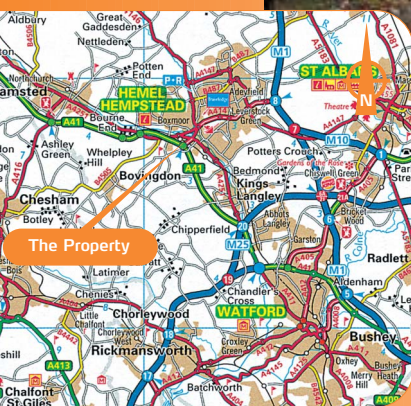
Freehold Modern Office Building With
Potential

- Substantial office of approximately 1,408 sq m (15,165 sq ft)
- Car parking for some 21 cars

- Good access to the A41 and M25 (Junction 20)



On behalf of Chancerygate Asset
Management



Location

Miles: 7.2 miles west of St Albans
16 miles north-west of High Wycombe
23 miles north of Central London

Roads: A41, M1, M25

Rail: Hemel Hempstead Rail Station

Air: Heathrow Airport, Luton Airport

Situation

The property is located on Whiteleaf Road in Hemel Hempstead, close to the A41, which in turn links to the M25 in the south. Hemel Hempstead Station is a short walk from the property, offering direct services to London Euston. Other occupiers close by include Verde Construction Ltd, HSS Hire Service Finance Ltd and the Keyprint Ltd Headquarters.

Description

The property comprises a 4 storey, purpose built office building. The property benefits from perimeter trunking and an 8-person passenger lift to all floors. In addition, there is a car park for approximately 21 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

Strictly by appointment with the Auctioneers. Please contact Tom Ryder on 0207 034 4862.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | |
|---------------|------------------|----------------------|-----------------------|
| Ground Floor | Reception/Office | 466.9 sq m | (5,025 sq ft) |
| First Floor | Office | 336.4 sq m | (3,625 sq ft) |
| Second Floor | Office | 307.1 sq m | (3,306 sq ft) |
| Third Floor | Office | 297.9 sq m | (3,209 sq ft) |
| Totals | | 1,408.30 sq m | (15,165 sq ft) |

**VACANT
POSSESSION**

For further details please contact:

Peter Cunliffe

Tel: +44 (0)20 7034 4852.

Email: peter.cunliffe@acuitus.co.uk

Tom Ryder

Tel: +44 (0)20 7034 4862.

Email: tom.ryder@acuitus.co.uk

www.acuitus.co.uk

Associate Auctioneers:

Redstorm Real Estate Ltd

35 Hays Mews, London W1J 5PY.

Tel: +44 (0)20 7657 1860.

Mob: +44 (0)7887 536314.

Email: richard.dawtre@redstorm-re.com

Ref: Richard Dawtre.



Solicitors:

Freeth Cartwright LLP

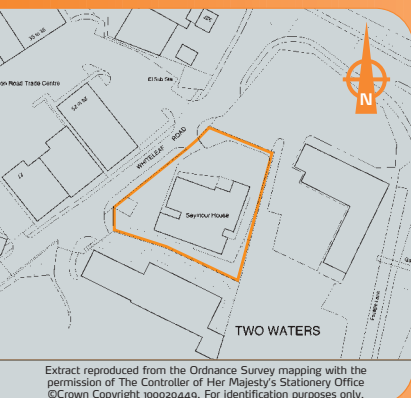
Cumberland Court, 80 Mount Street,

Nottingham NG1 6HH.

Tel: +44 (0)115 935 1731.

Email: adam.watson@freethcartwright.co.uk

Ref: Adam Watson.



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