

# TO LET

## Maylands Building, Hemel Hempstead, HP2 7TG

From c. 4,000 sq ft to 19,606 sq ft  
Whole Available via Assignment or in part via sublease

# COREP

AN **NAIUK** COMPANY



### SUMMARY

- Open plan, Grade A office
- High quality fit out
- Meeting rooms and private offices
- Furniture can be included
- Parking ratio of 1:189 sq ft
- Passenger lifts
- Male/female/disabled WCs
- Showers and changing facilities
- Café in main building reception
- From 4,000 sq ft
- Assignment / Sublease(STC)
- £28.50 per sq ft

Will Osborne: 07542 282986

Sean Cleaver: 07748 963378

Website: [co-rep.com](http://co-rep.com)

**CURRENT ITINERARY**

The space is available by way of an assignment of the whole (19,606 sq ft) or in part by way of a sublease.

The office space is situated on the 3<sup>rd</sup> and 4<sup>th</sup> floors in Maylands Building on the East Wing. The offices were fully fitted and furnished to a high standard in 2020 and offers best in class space.

**AS A WHOLE**

The 3<sup>rd</sup> and 4<sup>th</sup> floors have been linked together with an internal, private staircase which has also been designed to be a town hall area. The main breakout area (3<sup>rd</sup> floor) contains a large kitchen as well as games area. The remaining floor plate consists of a combination of meeting rooms and office space.

The 4<sup>th</sup> floor contains a mixture of private offices, meeting rooms and open plan offices.

The office was designed for a single occupier and was fitted to the highest standard.

**IN PART**

The part floor is available to the East side of the floor plate and has its own dedicated entrance. Although not yet separated, the space could be made available quickly.

Any separation works will be carried out as part of the overall deal.

**SPECIFICATION (Base Build)**

- Exposed Services
- LED Lighting
- VRF Air conditioning
- Full Access Raised Floors
- X6 16 person passenger lifts
- External Courtyard
- Male / female w/c's on every floor
- Showers and changing facilities
- Roof terrace with garden
- Coffee shop & Deli Bar (Ground floor)
- Cycle racks
- Shuttle Bus to Hemel Station
- Parking Ratio of 1:189 sq ft

**OFFICE SPACE (whole)**

- Carpets throughout
- Large Town Hall area
- Kitchen
- Games break out area
- Meeting rooms + private offices
- Large areas of open plan offices

**FLOOR AREAS**

	SQ M	SQ FT
3 <sup>rd</sup> Floor	909.9	9,795
4 <sup>th</sup> Floor	911.46	9,811
<b>TOTAL</b>	<b>1,821</b>	<b>19,606</b>



**Disclaimer:**

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.



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# Maylands Building

3<sup>rd</sup> & 4<sup>th</sup> Floor OR part 3<sup>rd</sup> Floor

## LOCATION

Maylands Building is a 150,000 sq ft Grade A office building situated in the heart of the Business District in Hemel Hempstead.

Prominently positioned on Maylands Avenue, the building is less than a 5 minute drive away from junction 8 of the M1 Motorway. It is also c. 10 minute away from the A41 which provides fast access to the M25 to the East and the Chilterns to the West.

Hemel Mainline station is c. 3 miles from the building with Apsley Station being located 3.5 miles away.

## DESCRIPTION

The building has undergone a comprehensive refurbishment and offers large open floor plates completed to a high specification. Exposed ceilings and surfaces with suspended LED lighting further add to the openness of the space.

The building offers a range of space requirements including an open plan collaborative workspace on the newly renovated ground floor, alongside a top of range café cultivating a sense of community within the building.

Building Amenities include:

- Manned reception
- Coffee shop / deli bar
- Fitness Classes
- Co working
- Event Space
- Onsite lockers
- 24-hour security / access

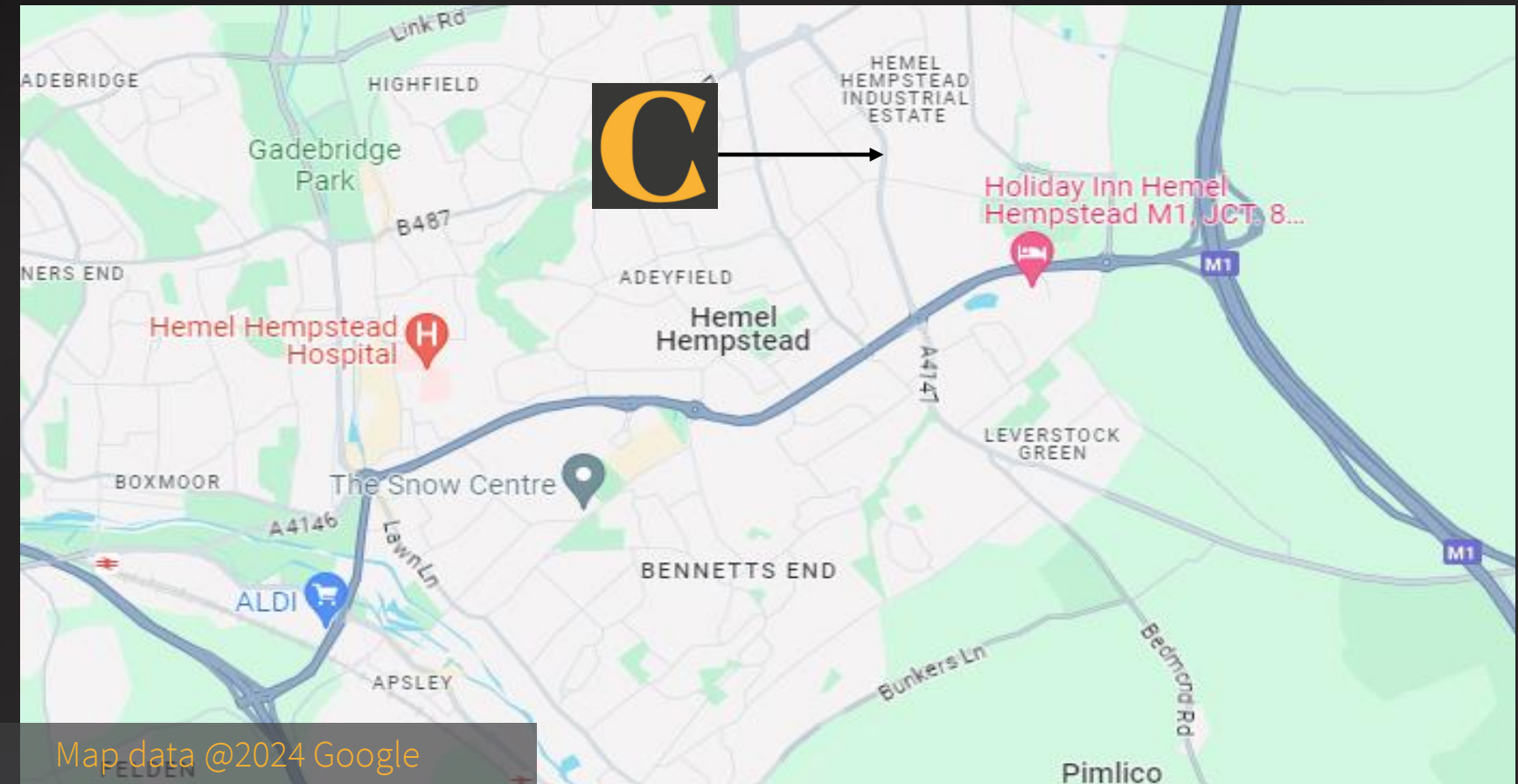
## VIEWINGS

### COREP

Will Osborne  
Sean Cleaver

07542 282986  
07748 963378

willo@co-rep.com  
seanc@co-rep.com



## TERMS

The whole building is available by way of an assignment for a term of years to 9 September 2030. The lease contains a tenant only break 10<sup>th</sup> September 2025 (12 months notice).

The part 3<sup>rd</sup> floor (c. 4,000 sq ft) is available on a sublease until 10<sup>th</sup> August 2025. Shorter terms may be available subject to negotiation

Quoting Rent	Business Rates (Estimated)	Service Charge
£28.50 per sq ft	£8.48 per sq ft	£7.75 per sq ft

## LEGAL COSTS

Each party to bear their own legal cost.

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