



Investment to PLC. 27,000 sq ft office building with 94 parking places. Rental income £250,000 pa rising to £270,000 pa

Description

Description: 27, Maylands Avenue is a detached two-storey office building located within an established commercial location and occupies a prominent position on Maylands Avenue.

27, Maylands Avenue benefits from air-conditioning, Cat II lighting and excellent security. The building offers great views across Hemel Hempstead and has a large central atrium providing extra natural light.

The building has been let to a PLC for a further 6 years certain until November 2019 at £250,000 pa (rising to £270,000 pa in 2014).

Attractive price for freehold with low capital value & scope for rental growth.

Size: The building measures in excess of 27,000 sq ft and has 94 parking places.

Location: Hemel Hempstead is located approximately 25 miles north west of London, 9 miles south of Luton and 7 miles north of Watford. The town has excellent road links, being only approximately 1 mile from the M1 motorway junction 8 and 3 miles from the M25 motorway junction 20.

Luton airport is approximately 9 miles to the north and Heathrow Airport is approximately 25 miles to the south west. Hemel Hempstead also has good rail links with a journey time of 25 minutes to London Euston.