

# IMEX CENTRE

575-599 MAXTED ROAD, HEMEL HEMPSTEAD, HP2 7DX

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FOREST  
REAL ESTATE  
INCORPORATING Smiddy & Co

# TO LET

## 2,880 SQ FT

### Refurbished Office Available On Flexible Lease Terms

#### Key Features

- Free Onsite Parking
- Cycle Storage
- 24/7 Access
- Air Conditioned Office
- Reception
- CCTV
- Passenger Lifts
- Flexible Lease Terms Offered
- Communal Break Out Areas
- Shower Facilities

**Suite 308, iMEX Centre, 575-599 Maxted Road**  
Hemel Hempstead, HP2 7DX





## Description

iMex Business Centre presents a distinctive and modern workspace tailored to businesses in Hertfordshire. This four-storey building provides opportunities for growth through a range of office sizes.

Benefitting from outstanding amenities, tenants enjoy 24/7 access, CCTV security, air-conditioning, heating, and complimentary parking. Furthermore, the recently renovated reception area creates a chic and inviting ambiance for staff, clients, and visitors alike.

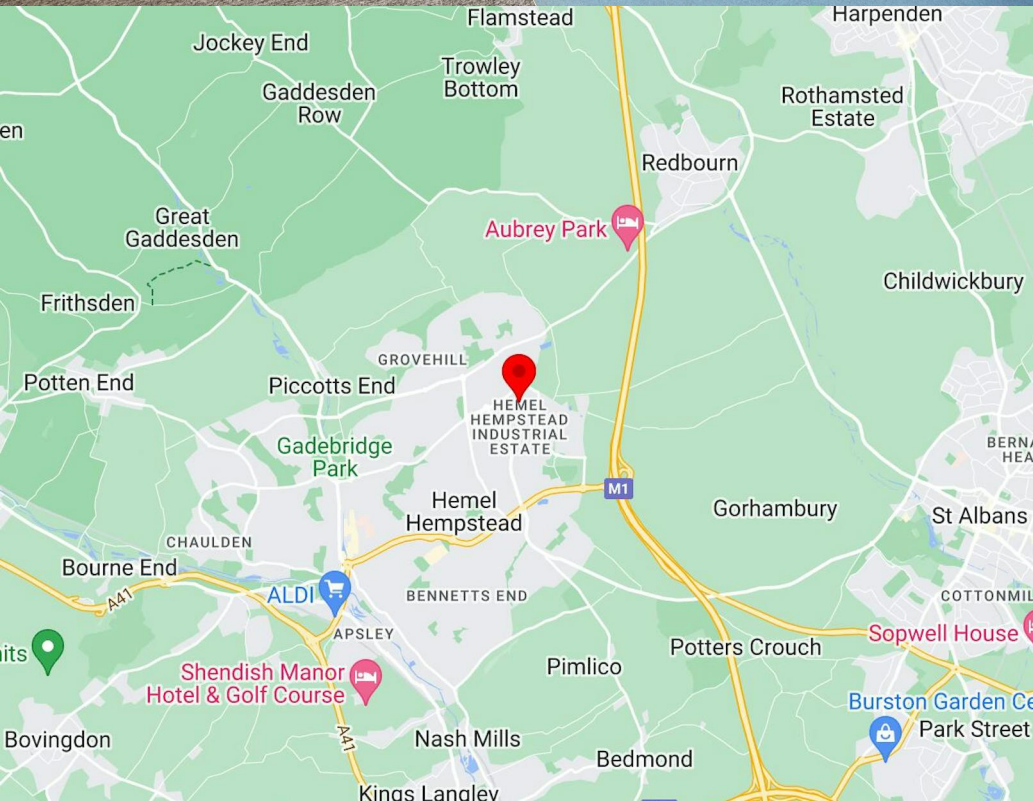
## Location

iMex Business Centre is nestled within the vibrant Maylands Business Park, which hosts over 650 businesses, including prominent international brands like Amazon, Asos, Next, BP, and Virgin Media. With an array of amenities within walking distance, including banks, restaurants, gyms, and hotels, the location proves exceptional for both staff and clients. Additionally, two supermarkets are just a short drive away, while Hemel Hempstead town centre is approximately three miles from the offices.

The center boasts excellent motorway connectivity, with Junction 8 of the M1 less than two miles away and Junction 21 of the M25 merely five miles away.

Hemel Hempstead train station is a mere 10-minute drive, offering four trains per hour to London Euston, with a travel time of only thirty minutes. The nearest bus stops are within a mile, with buses running every half an hour and taking approximately ten minutes to and from the town centre.

London Luton Airport is just over ten miles away and reachable within slightly over 15 minutes by car via the M1.



# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£80,640 per annum
<b>Rates</b>	Applicants are to make their own enquiries to Hertfordshire County Council.
<b>Service Charge</b>	Rent inclusive of service charge.
<b>VAT</b>	Applicable
<b>EPC</b>	C (67)

# Contact

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