



TO LET - BUSINESS PREMISES WITH ON-SITE PARKING

Available as a whole or as two units

- Pleasant rural yard location
- Landlord lives & works on site
- Convenient staff & client parking
- Suitable for non-disruptive business use under Use Class E
 - Alarm system operational
 - Fibre broadband
 - No restriction on hours of use
- Well-connected to Watford, St Albans, Luton and Berkhamsted
 - Town Centre – 1.7 miles
 - M1 (J8) – 3.3 miles
 - M25 (J21) – 7.1 miles

GIA. 1,920 SqFt / 960 SqFt



RAMSAY HOUSE

Marchmont Farm, Piccotts End Lane, Hemel Hempstead,
Hertfordshire, HP2 6JH

www.weldonbeesly.com

WeldonBeesly

Enquiries

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DESCRIPTION

A well-presented, single-storey business unit featuring smart timber cladding, modern glazing and a neat courtyard frontage.

The building opens into a full-length foyer with high ceilings and exposed timber trusses. Positioned at each end of the building are two conference rooms, offering privacy and versatility for a range of business uses. Along the length of the central corridor are a series of supporting facilities, including male and female WCs, shower rooms, kitchenette, IT store, cupboards housing gas-served central heating boilers and additional storage areas.

DIMENSIONS:

Meeting Room (1) – 4.91m X 2.9m

Meeting Room (2) - 3.66m X 2.99m

Store – 1.53m X 2.34m

Kitchenette – 1.53m X 1.84m

Shower Room – 1.53m X 1.6m

W.C. – 0.85m X 1.47m

W.C. – 0.85m X 1.53m

W.C. – 0.88m X 1.52m

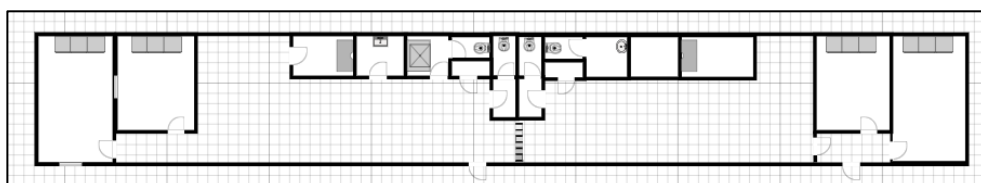
W.C. – 0.85, X 1.47m

Store – 1.53m X 2.55m

Data Room – 1.53m X 2.8m

Meeting Room (3) – 3.66m X 2.85m

Meeting Room (4) – 4.87m X 2.84m



RENT: £1,966 or £983 + VAT per month exclusive

DEPOSIT: £5,898 or £1,966

UTILITIES: electricity and gas are available and are the responsibility of the ingoing tenant. The rent is inclusive of water

RATES are payable and are the responsibility of the ingoing tenant. The current rateable value can be found [here](#). If let in two parts, these rates will be allocated.

ADDITIONAL CHARGES The rent is inclusive of building insurance contributions and service charges

GENERAL REMARKS AND STIPULATIONS

TERMS

Flexible, with the Security of Tenure Provisions of the Landlord & Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References required.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire.

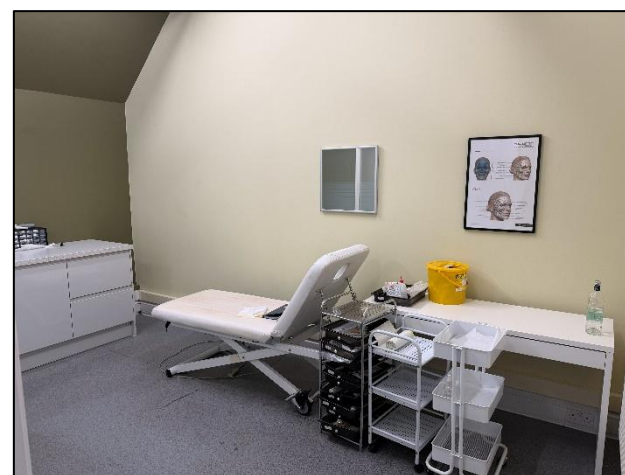
LEGAL COSTS

The Tenant is responsible for the Landlord's reasonable legal costs of £850 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £450 plus VAT of this is payable in advance.

TENANT CHECK

As part of the letting process, Weldon Beesly undertake due diligence checks on the Tenant. Where the Tenant is a Company, checks will also need to be taken on the beneficial owner/s.

EPC Grade C. A copy of the rating for this Property can be viewed [here](#)



IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.

3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the

Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in January 2026.



Bishop's Stortford, St Albans
& Hitchin
Hertfordshire

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WeldonBeesly

10 years of rural
property solutions



www.weldonbeesly.com