

The Image Building

Station Road, Hemel Hempstead



Computer generated image. Content is indicative only and subject to change.

Providing 3,686 sq m of grade A office space and 40 parking spaces, The Image Building offers a rare opportunity for occupiers in a prime location at the heart of Hemel Hempstead's town centre.

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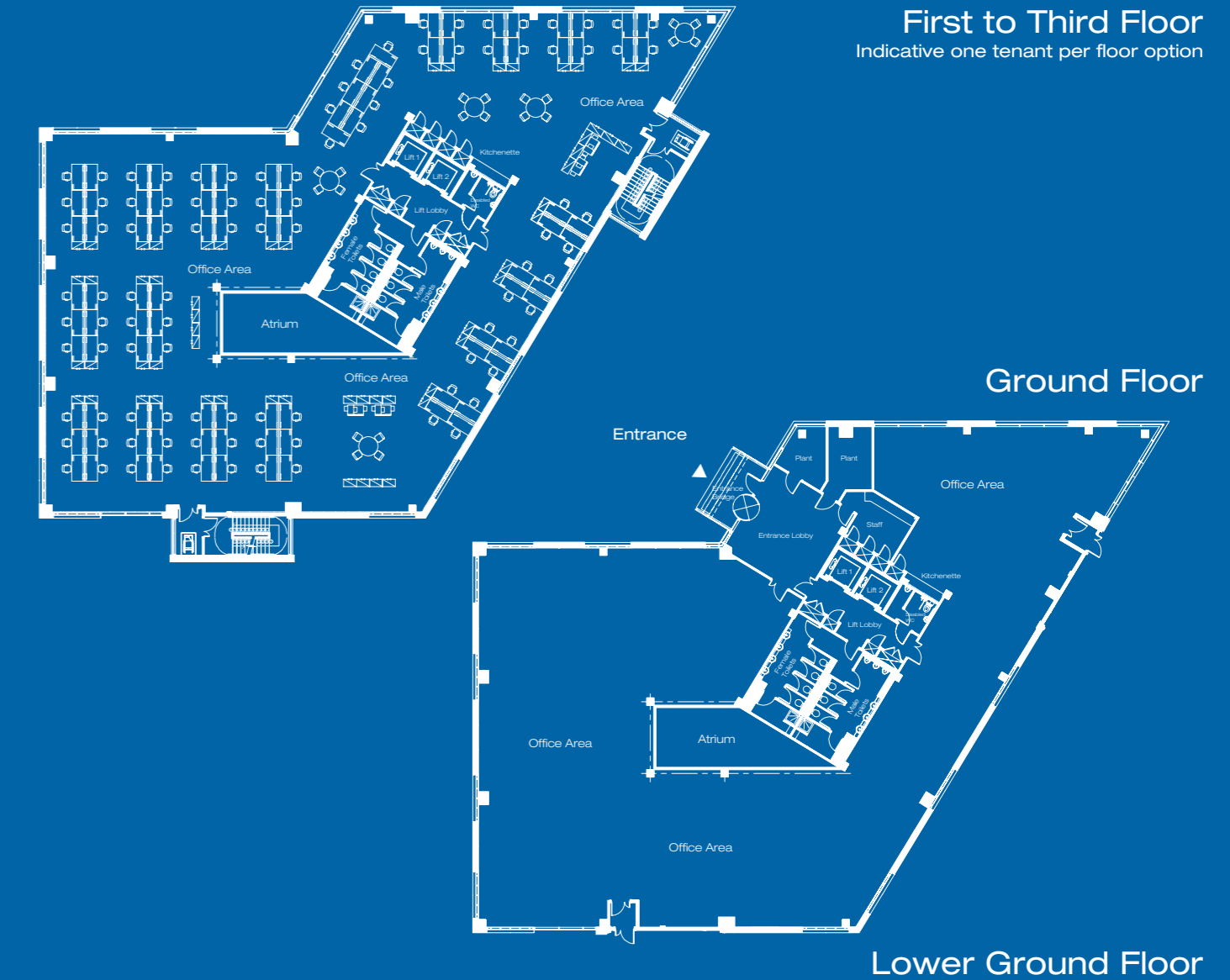
The Image Building has been designed to the highest standards ensuring a stylish and comfortable state-of-the-art working environment.

Unrivalled specification

- Feature entrance area
- Central atrium above lower ground floor
- Simple open plan sub-divisible floor plates
- Office floor designed to BCO Category 'A' standard
- Occupancy rates 1/10 sq m NIA
- Fully accessible raised flooring
- 2750mm floor to ceiling height to comply with BCO guidelines
- Fully accessible ceiling via suspended tiles
- Full compliance with Disability Discriminations Act (Part M)
- Two passenger lifts serving all floors
- Controllable low running cost internal environmental management system including fan coil heating and cooling
- Riser ducts to allow for tenant installation of services
- Male and female WC accommodation
- CCTV Security
- Car Parking ratio approx 1:1000 sqft NIA provided within twin-deck car park subject to agreement
- All amenities are available in the immediate area including The Riverside Shopping Centre, home to Debenhams, Starbucks, Next and H&M.

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Schedule of Areas (NIA)

Third Floor	745 sq m (8,017 sq ft)
Second Floor	745 sq m (8,017 sq ft)
First Floor	745 sq m (8,017 sq ft)
Ground Floor	675 sq m (7,267 sq ft)
Lower Ground Floor	776 sq m (8,353 sq ft)
Net Lettable Commercial Space	3,686 sq m (39,671 sq ft)

NIA: Nett Internal Area

For identification purposes only. Floorplans not to scale.

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Riverside Shopping Centre

Image mixed-use development

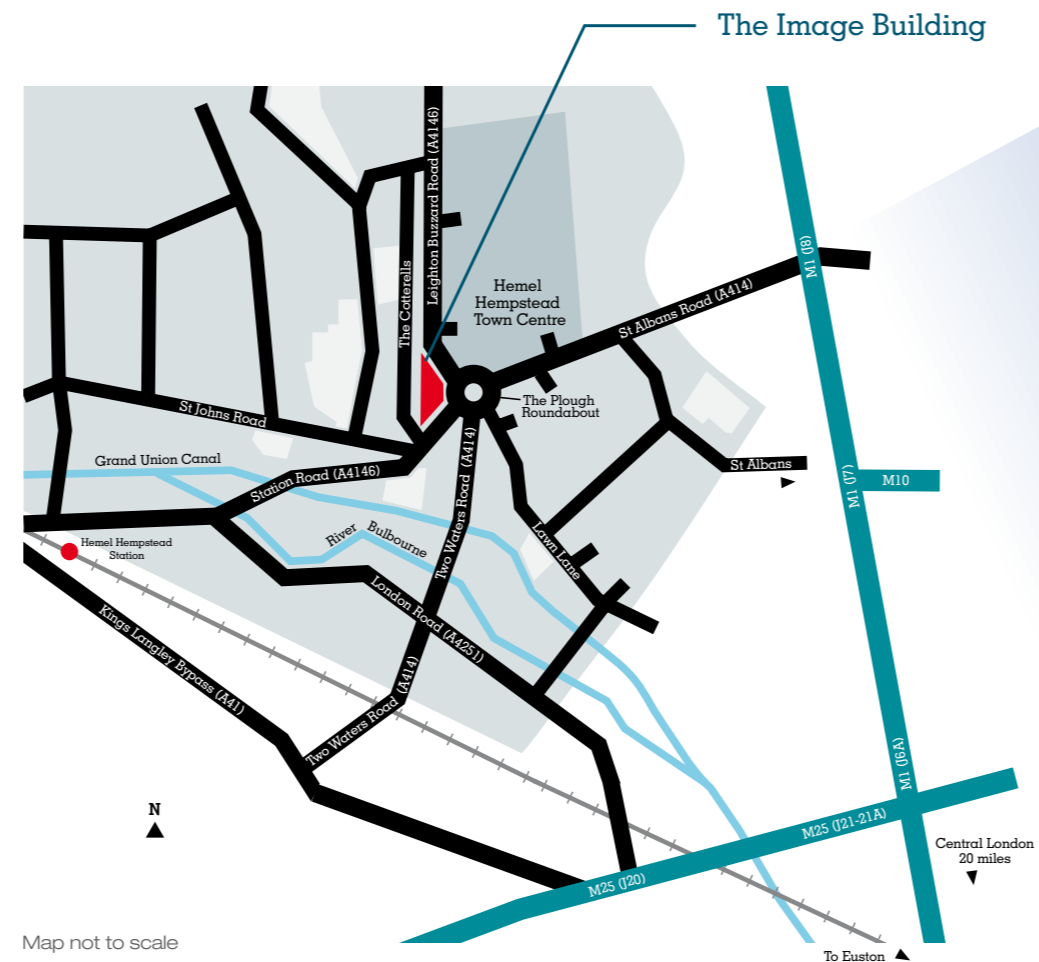
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- The Image Building occupies a prominent position with Hemel Hempstead's largest mixed-use development comprising 434 apartments, office and retail space.
- The railway station is within easy reach and provides a regular service into London Euston in approximately 26 minutes. There is direct access via the A414 to junction 8 of the M1 and onwards to the M25 and Central London. The Bus Terminus is also situated in the town centre nearby.
- The adjoining town centre and Riverside Shopping Centre provide a comprehensive range of support services including retail, gym, creche and banking.
- As a result of the immediate availability of public transport and support services, this is a highly sustainable location.

By Road
M1 (J8) 2.8 miles
A41 1.1 miles

By Rail
London Euston 26 mins

By Air
London Luton 12 miles
London Heathrow 28 miles
London Stansted 46 miles



A development by



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3,686 sq m
(39,671 sq ft)

Grade A landmark office
building for sale or to let



www.theimagebuilding.co.uk