

BUSINESS UNIT TO LET / FOR SALE

6,091 sq ft (566 sq m)



The Courtyard
77 – 79 Marlowes
Hemel Hempstead
Hertfordshire – HP1 1LF

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UNIT A, 37 MARK ROAD, HEMEL HEMPSTEAD HP2 7DN

KEY FEATURES

- Detached self contained building
- Two storey mixed used building
- Ground floor storage/industrial/offices
- First floor offices
- Loading door
- Air conditioning offices
- Gas fired central heating
- 24 car parking spaces approximately

ACCOMMODATION

	sq ft	sq m
Ground Floor storage/offices	3,067	284.92
First Floor offices	3,024	280.93
Total (GIA)	6,091	565.85
Total (NIA)	5,165	479.83

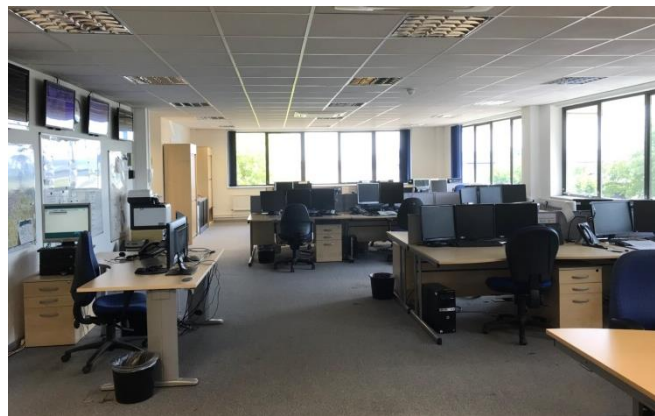
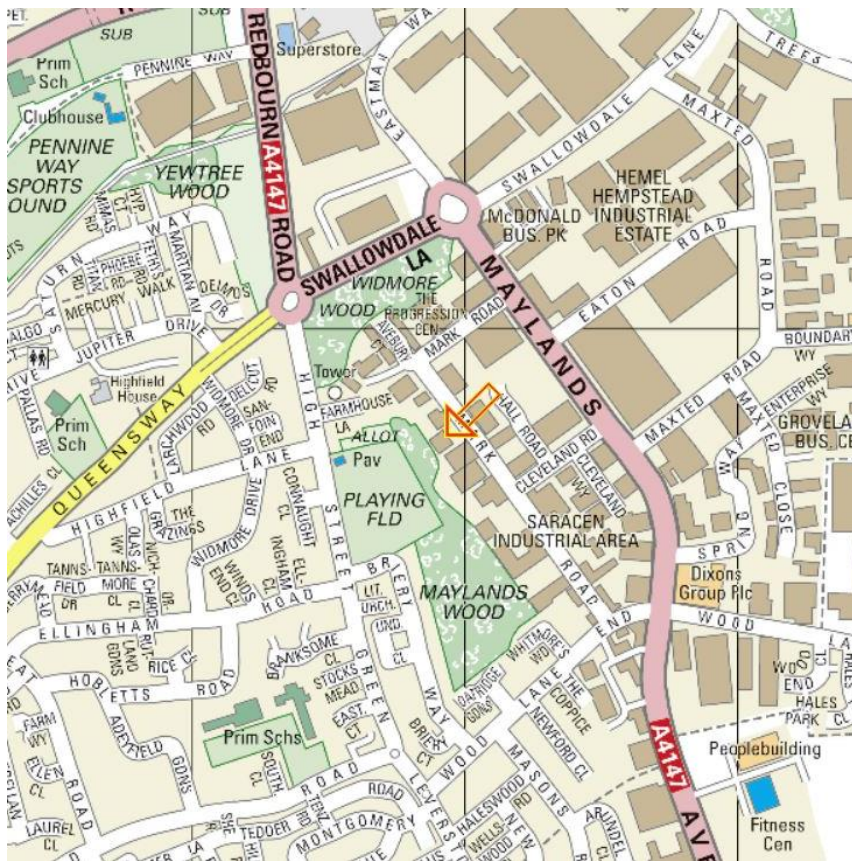
DESCRIPTION

37 Mark Road is a development of three buildings constructed in the late 1980's. Unit A comprises a detached two storey building with low maintenance brick elevations, self finished windows and a pitched tiled roof. The building was originally constructed offering storage/production space on the ground floor with offices at first floor. The ground floor has had approximately 50% of the ground floor fitted out as offices. The building retains its up and over loading door.

VIEWING | Strictly by appointment through this office with:

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LOCATION

Mark Road is one of the principal estate roads of the Maylands Business Area of Hemel Hempstead which runs parallel to and links into Maylands Avenue.

The property is well located for access to the national road network with Junction 8 of the M1 motorway less than 2 miles away from where Junction 21 of the M25 motorway is only 3 miles further to the south.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population of over 90,000 and lies approximately 25 miles north west of Central London. The town centre, station and access to the A41 dual carriageway are all approximately 3 miles away.

TENURE

The property is available to let on a new full repairing lease for a term to be agreed. Alternatively, consideration will be given to selling the unit freehold.

RENT / PRICE

£76,000 per annum plus VAT (if applicable). Freehold by sole application.

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £48,500.

For rates payable for year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

To be available shortly.

July 2018 / HH000512

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