



MARK HOUSE

MARK ROAD | HEMEL HEMPSTEAD | HP2 7UE



TO LET / FOR SALE



Flexible building with first floor offices and ground floor space suitable for lab, workshop or storage

14,789 sq. ft (1,373.9 sq. m)

MARK HOUSE, MARK ROAD HEMEL HEMPSTEAD HP2 7UE

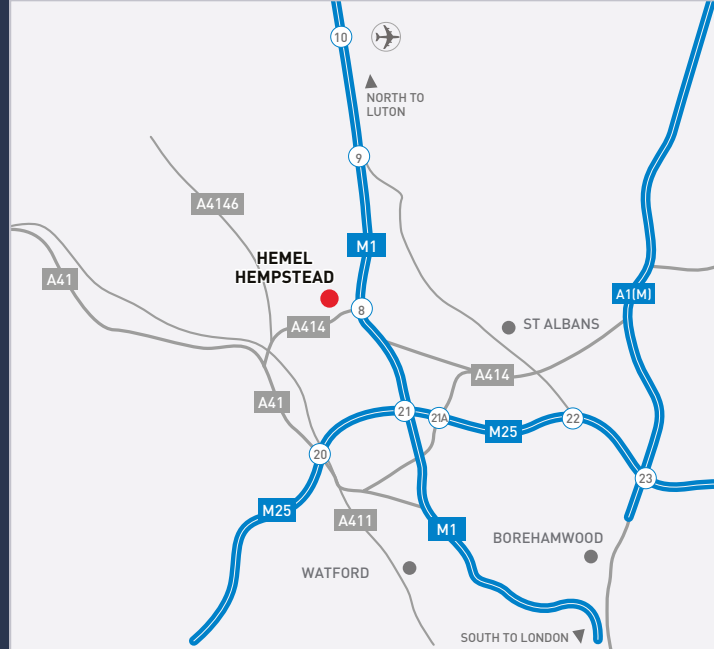
Location

Mark House occupies a site on the west side of Mark Road accessed via Maylands Avenue within the well-established Maylands Business Area.

The property is within walking distance of retail amenities located at the crossroads of Wood Lane End and Maylands Avenue including Starbucks, Tesco Express, Greggs and One Stop Convenience Store.

Junction 8 of the M1 motorway is within 1.5 miles and in turn, Junction 21 of the M25 is 3 miles to the south. The A41 lies immediately south-west of the town providing an additional fast dual carriageway link to the M25 at Junction 20 or north to Berkhamsted and Tring.

Hemel Hempstead's mainline train station is located on London Road and provides fast and frequent service to London Euston (30 minutes journey time) and to Birmingham.



Description

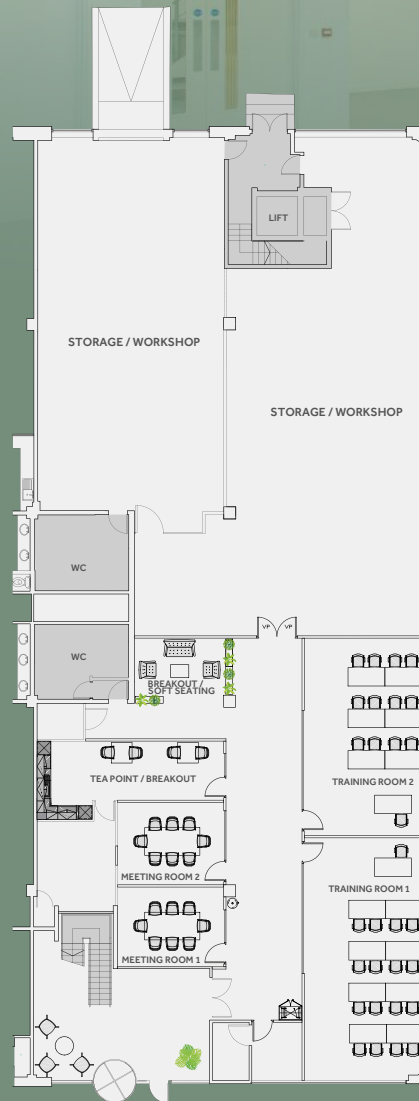
The property comprises the right hand side of a semi-detached building arranged over two floors. The first floor is refurbished to an open plan layout with the benefit of air conditioning, suspended ceiling, recessed LED lighting and a raised floor. The ground floor is shell and core to be retro-fitted by the incoming tenant.

The property benefits from a single loading door to the rear elevation, a passenger lift, a refurbished reception and new WC accommodation.

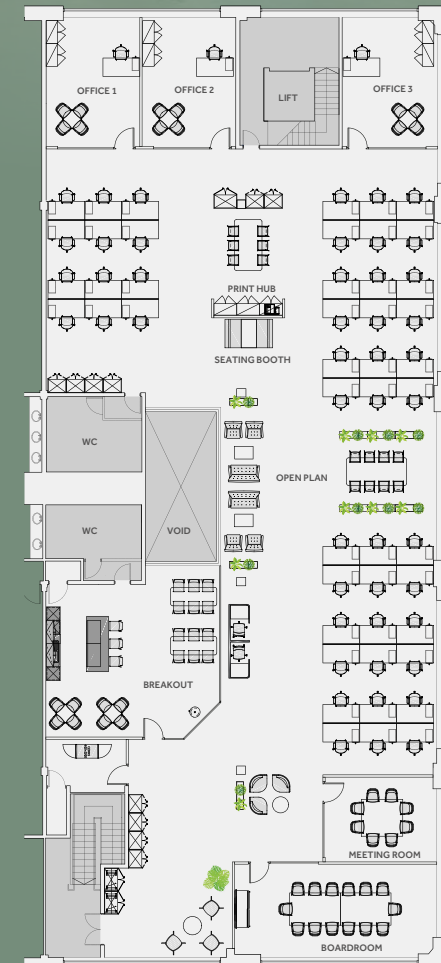
Accommodation

Ground floor	7,505 sq. ft	697.2 sq. m
First floor	7,284 sq. ft	676.7 sq. m
Total GIA	14,789 sq. ft	1,373.9 sq. m

46 on site car parking spaces (1:290 sq. ft).



GROUND FLOOR



FIRST FLOOR

The accommodation is currently open plan. These plans show a possible tenant fit out.



Tenure

A new lease is available on terms to be agreed.
Alternatively the long leasehold interest is available.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £120,000.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228000.

Rent / Price

£200,000 per annum exclusive. The rent is subject to VAT at the prevailing rate.

Price for long leasehold interest on application.

EPC

The current EPC rating for this property is C-66.

Viewing

For viewing and further information, please contact the sole agents:

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