

2 & 3 PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD, HP2 7DW

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

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TO LET

970 SQ FT
OFFICE

01923 911 007
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TO LET

2,225 TO 7,097 SQ FT

Modern Self Contained Office Buildings
From 2,225 ft2 up to 7,097 ft2

Key Features

- Air Conditioned
- Up to 30 Allocated Parking Spaces
- Open Plan Areas
- WCs on Both Floors
- Available as a Whole or Individual Floors
- 8 Person Passenger Lift
- Suspended Ceilings
- Partitioned Office & Meeting Rooms
- Kitchen With Break Out Areas

[View Virtual Tour](#) 

2 & 3 Progression Centre, Mark Road
Hemel Hempstead, HP2 7DW





Description

The Progression Centre comprises a low density office development of traditional office accommodation totalling 9 units.

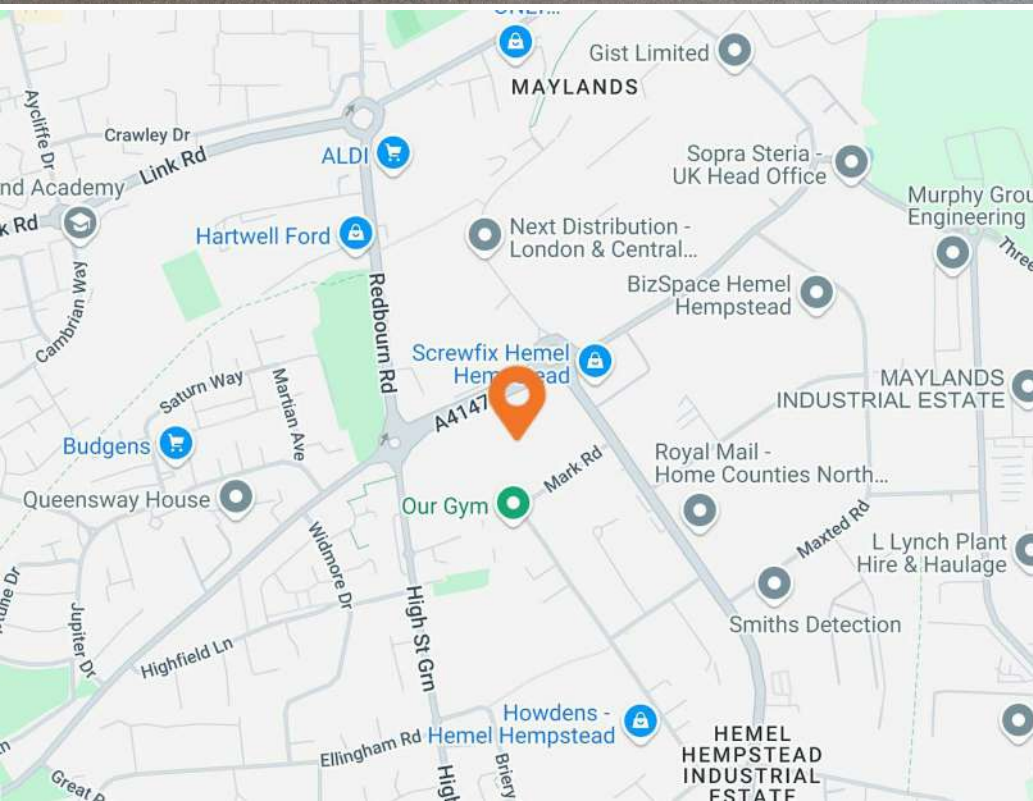
Units 2 and 3 are detached, self-contained, two-story office buildings constructed in a traditional brick style with pitched, tiled roofs. The offices are available for lease either as a whole or divided into separate buildings and floors, offering flexible configuration options.

Location

Unit 2 & 3 Progression Centre occupies a site at the northern end of Mark Road which is easily accessed via Maylands Avenue.

The Progression Centre benefits from being located close to the new retail amenities at the crossroads of Wood Lane End and Maylands Avenue and include Tesco Express, Greggs and Starbucks.

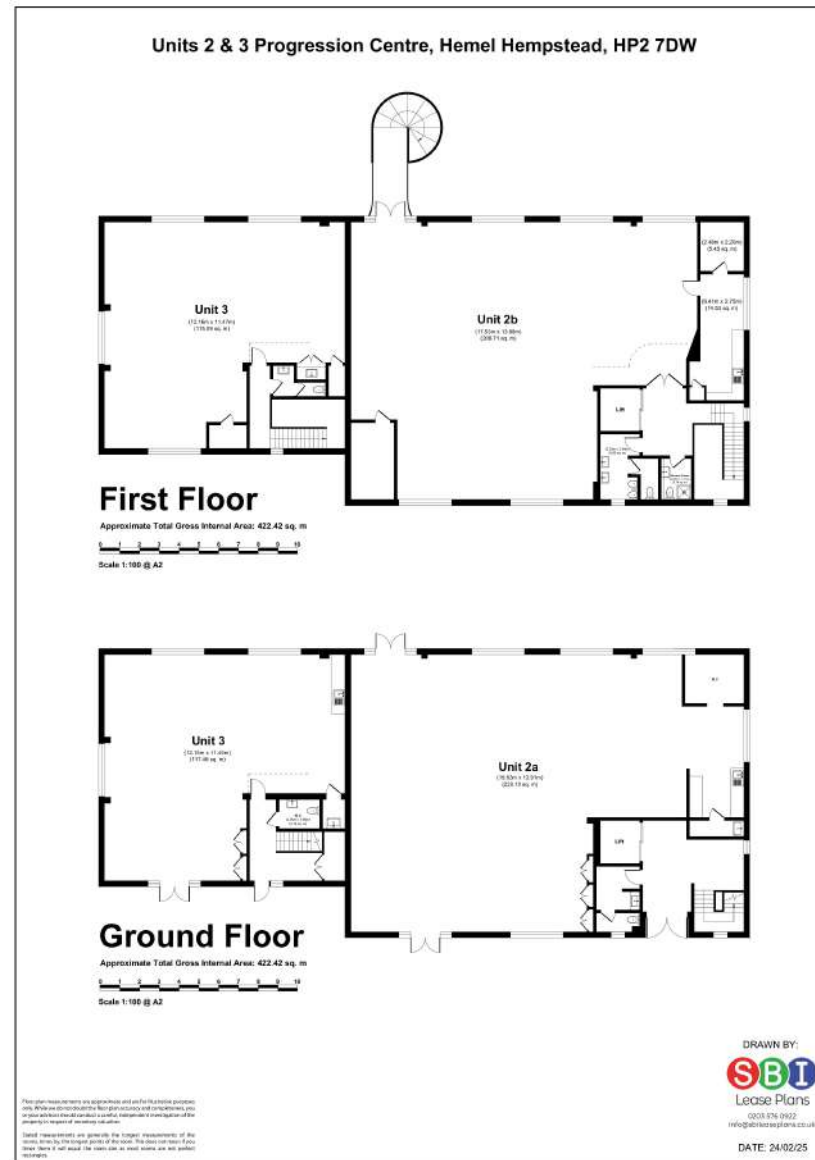
The property has excellent access to the motorway network with the M1 motorway (Junction 8) less than 1.45 miles to the south-east and the M25 (Junction 21) is less than 4 miles to the south. The A41 lies approximately 2.5 miles from the property, immediately south west of the town centre, providing an additional fast dual carriageway link to the M25 at Junction 20 or north to Berkhamsted and Tring.



[View Virtual Tour](#) 

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Availability

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Rent	Total year	Availability
Unit 2	Ground Floor	2,369	220.09	£38,088.50 /annum	£38,088.50	Available
Unit 2	First Floor	2,225	206.71	£36,712.50 /annum	£36,712.50	Available
Unit 3	Ground & First Floor	2,503	232.54	£41,299.50 /annum	£41,299.50	Available
Total		7,097	659.34		£116,100.50	
Lease	New Lease					
Rent	£16.50 per sq ft					
Rates	£9 per sq ft Applicants are to make their own enquiries to Hertfordshire County Council					
Service Charge	£2.50 per sq ft					
VAT	Applicable					

Contact

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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