

SELF-CONTAINED OFFICE BUILDING - TO LET

FROM: 3,821 sq ft | (355 sq m)

TO: 7,649 sq ft | (710 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 - 79 Marlowes
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PRELIMINARY DETAILS

30-31 MARK ROAD, HEMEL HEMPSTEAD HP2 7BW

LOCATION

30-31 Mark Road occupies a site at the southern end of Mark Road within the well-established Maylands Business Area of Hemel Hempstead. Mark Road is accessed via Wood Lane End off Maylands Avenue.

The property is within a short walking distance of retail amenities which are located at the crossroads of Wood Lane End and Maylands Avenue including One Stop Convenience Store and the new Maylands Plaza Development.

Junction 8 of the M1 Motorway is within 1.5 miles and in turn, Junction 21 of the M25 Motorway is within 4 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 good communication to London Euston (30 minutes journey time) and to Birmingham.

DESCRIPTION

The property comprises a three storey office building of brick elevations under a slate effect mansard roof. The building was originally constructed as two semi-detached buildings with their own entrances either side of the undercroft which gives access to the rear car parking area.

The property has recently been vacated but their fit-out is still in situ which incorporates comfort cooling, large break out area to the ground floor, tea points on the upper floors, glazed partitioning to form individual offices and a large training room, data cabling and fibre network.

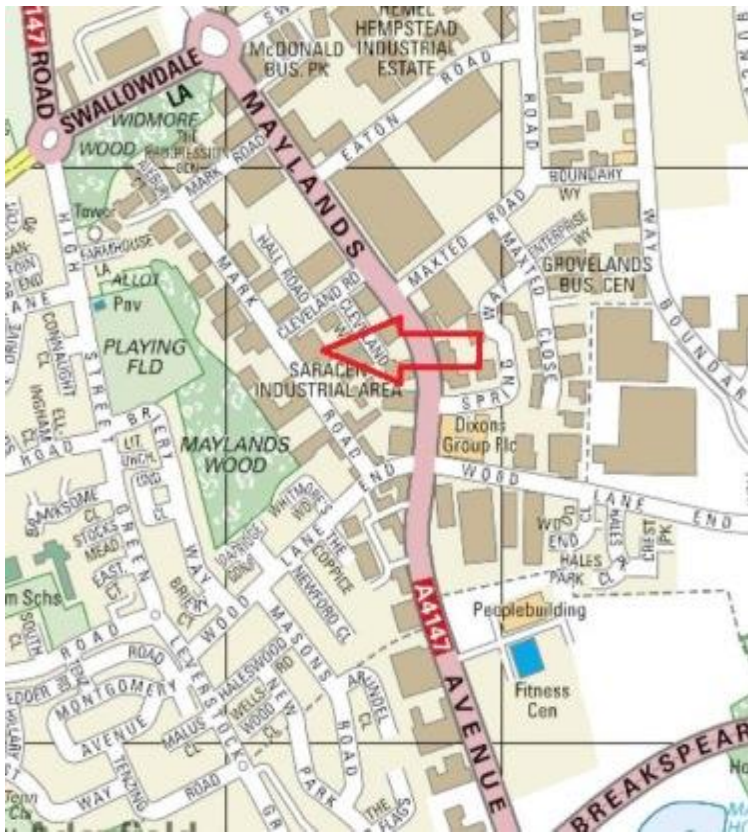
Furniture may be available by separate negotiation.

VIEWING | Strictly by appointment through this office with:

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ACCOMMODATION

The property is offered either as a self-contained building of 7,649sq.ft (710sq.m). Alternatively, the building could be reinstated as two semi-detached properties comprising 3,821sq.ft (355sq.m).

AMENITIES

- Comfort cooling
- Gas fired central heating system
- Security alarm
- 22 car parking spaces (1:350sq.ft)
- Large break out area and tea points

TENURE

A new lease is available on terms to be agreed.

RENT

The property is offered to the market at an annual rental £115,000 (£15 per sq.ft) per annum exclusive.

VAT

VAT is chargeable.

RATES

The VOA website shows an entry in the 2017 Rating List of- Rateable Value £77,500.

For rates payable for year to 31st March 2018, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Energy Rating: 70 / Grade: C

August 2017 / 15614

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