



UNIT 1 PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD HP2 7DW

FULLY REFURBISHED OFFICES
GROUND FLOOR
5,236 SQ FT (486.44 SQ M)
TO LET

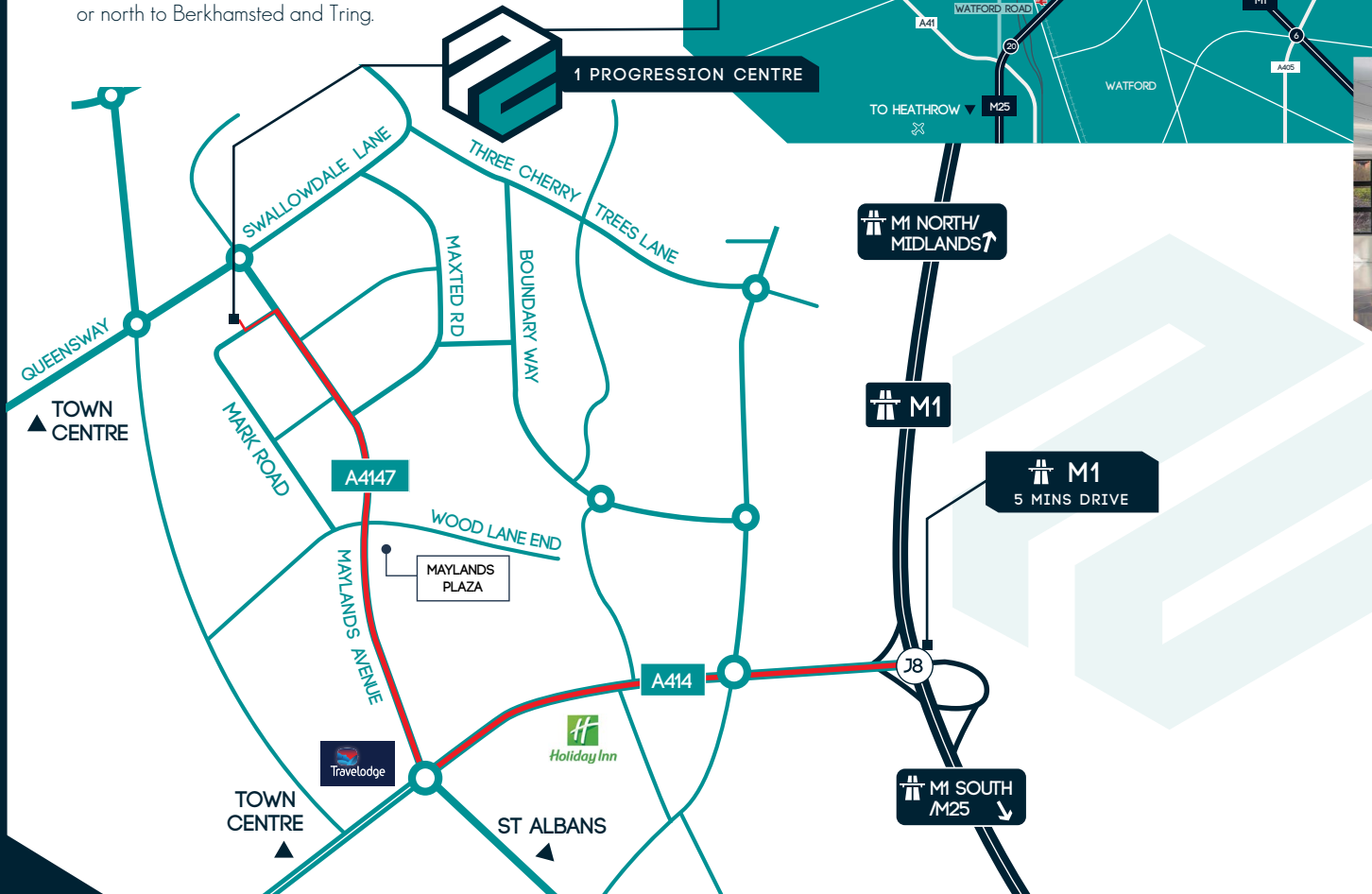
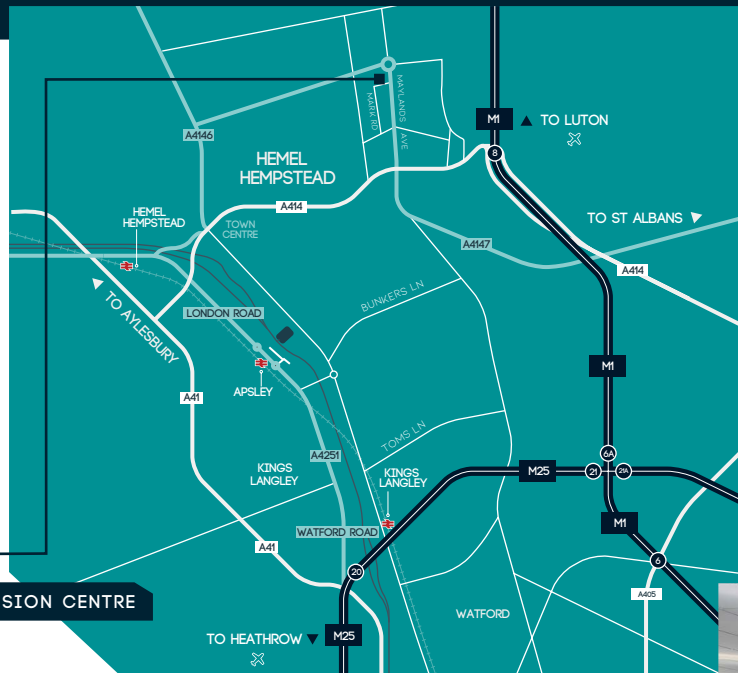


LOCATION

Unit 1 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.



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DESCRIPTION

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

Unit 1 is a detached self-contained two storey office building of traditional brick construction under a pitched tiled roof. The property has recently been comprehensively refurbished to a modern standard. The available accommodation comprises a ground floor suite with shared entrance area.



KEY FEATURES

-  Air conditioned
-  Fully accessible raised floors
-  8 Person passenger lift
-  Fitted kitchen
-  Suspended ceiling
-  24 allocated car parking spaces
-  LED lighting



1 PROGRESSION CENTRE

MARK ROAD

ACCOMMODATION (IPMS 3)

GROUND FLOOR OFFICE 5,236 SQ FT 486.44 SQ M

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

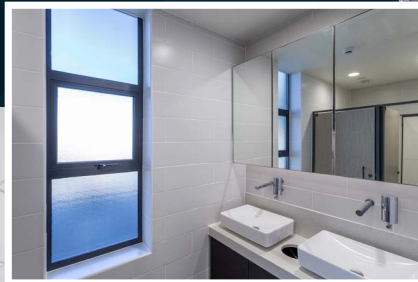
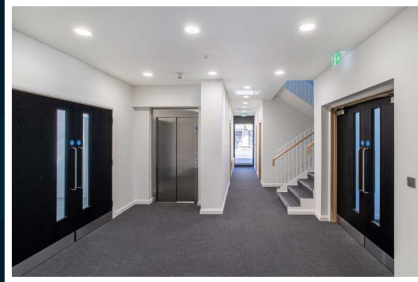
On Application.

RATES

Subject to revaluation.

EPC

C-61.



CONTACT

For viewing and further information, please contact the agents:

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