

Land to Rear of 38 Mark Road |  
Hemel Hempstead | HP2 7BW

Open Land / Vehicle Storage | To Let



### Key features

- Space for approximately 28 cars
- Security lighting
- CCTV coverage
- Keypad vehicle entrance gate
- Rare land / vehicle storage opportunity



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## Description

The site extends to approximately 18m x 38m with a total site area of 684 Sq.m (7,362 Sq.ft) and is accessed via a private 3m wide gated single vehicle driveway.

The site provides space for open storage/ parking etc and secured by a chain link fence surrounding the whole property. With a standard space being approximately 5m x 2.5m would allow two ranks of cars parked totalling 28 spaces.

The surface is gravelled and appears relatively solid, but not formally surfaced.

## Accommodation

Land/storage | 7,362 Sq.ft | 683.95 Sq.m

\*Approximate space for up to 28 cars

## Rates

The land is currently included within the rating assessment of 38 Mark Road. The tenant will be responsible for rates if the property is separately assessed.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Location

The site is located within the Hemel Hempstead Industrial Estate, 1.7 miles distant from the town centre. The site is situated to the rear of CRK Windows retail unit with direct access via a private driveway.

The site has good road access to the industrial estate and positioned less than 2 miles from Junction 8 of the M1 motorway.

## Terms

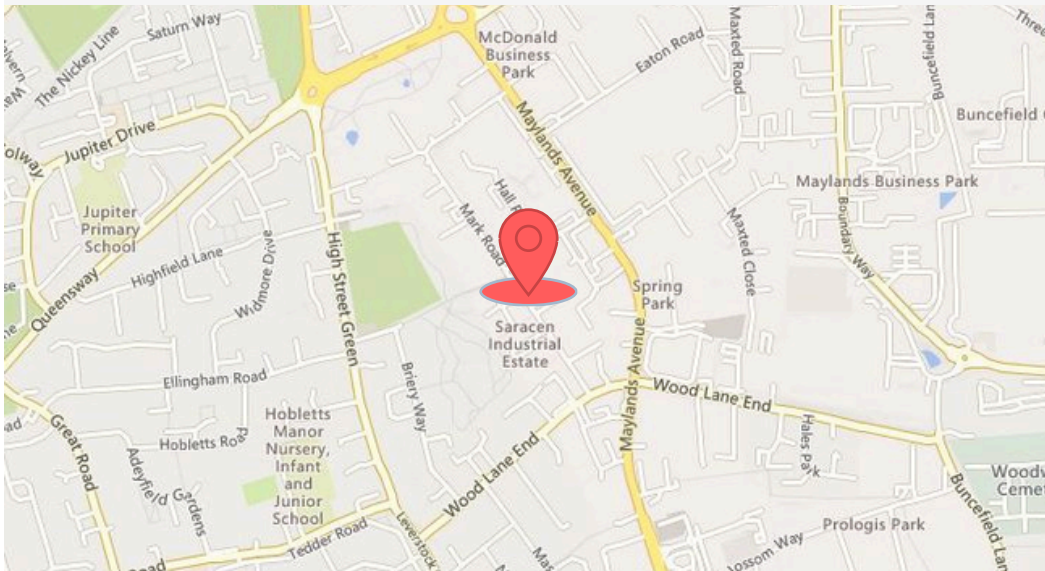
The site is available to let on a new lease for a term to be agreed.

## VAT

The property is not VAT registered.

## Rent

£25,000 per annum exclusive.



For viewings contact

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