

30-31 MARK ROAD

HEMEL HEMPSTEAD HP2 7BW



SELF-CONTAINED OFFICE ON 0.25 ACRE SITE
3,775 - 7,567 sq ft (351 - 703 sq m)

with potential for alternative uses STPP

FOR SALE / TO LET



KEY FEATURES

- Freehold with vacant possession or new lease available
- Site area: 0.25 Acres
- Suitable for a number of alternative planning uses and/or comprehensive redevelopment STPP
- Capable of being split into two separate units
- New carpeting and redecorated throughout
- 22 car parking spaces
- Raised floors & suspended ceilings
- Comfort cooling
- Security alarm
- Fitted blinds to windows
- Kitchenettes on each half floor

► DESCRIPTION

The property comprises an attractive three storey self-contained office building, which was constructed in 1999/2000 to a good specification. The property has recently been redecorated and had new carpeting fitted throughout.

There is forecourt parking and further parking to the rear by way of a tunnel access under the first floor accommodation.

The property may be suitable for a variety of alternative planning uses including residential, medical, education and others. There could also be scope for more comprehensive re-development of the site, subject to obtaining the necessary consents.

► ACCOMMODATION

The property is offered as a self-contained building but has been constructed to enable it to be occupied in two self contained sections split vertically north/south.

	Sq m	Sq ft
Ground Floor North Section	92.25	993
First Floor North Section	144.02	1,550
Second Floor North Section	114.46	1,232
Ground Floor South Section	91.51	985
First Floor South Section	142.26	1,531
Second Floor South Section	118.45	1,275
Total Net Internal Area	702.95	7567

POSTCODE:
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 Starbucks, Tesco Express and Greggs the bakers.

The property has excellent access to the motorway network with the M1 Motorway (Junction 8) less than 1.5 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.





► PRICE / RENT

The property is offered to the market at:

A guide price of £1,500,000.

or

A rent of £115,000 per annum exclusive.

► TENURE

Freehold for sale with vacant possession or a new full repairing and insuring lease is available on terms to be agreed.

There is strong preference to transact on the whole but consideration may be given to proposals for sales/lettings of the north or the south wings of the building separately.

► RATES

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

For rates payable for year 31st March 2021 please refer to the Local Charging Authority (Dacorum Borough Council - 01442 228000).

► EPC

The EPC rating for this property is C 70.

► VAT

VAT is chargeable.

► VIEWING

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

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