

# Mark Road Hemel Hempstead

Available to Let  
Detached warehouse with yard  
21,004 sq ft (1,951 sq m)



Recently refurbished



Self-contained site and yard



Clear height of 5.2m



1.7 miles to J8 of the M1



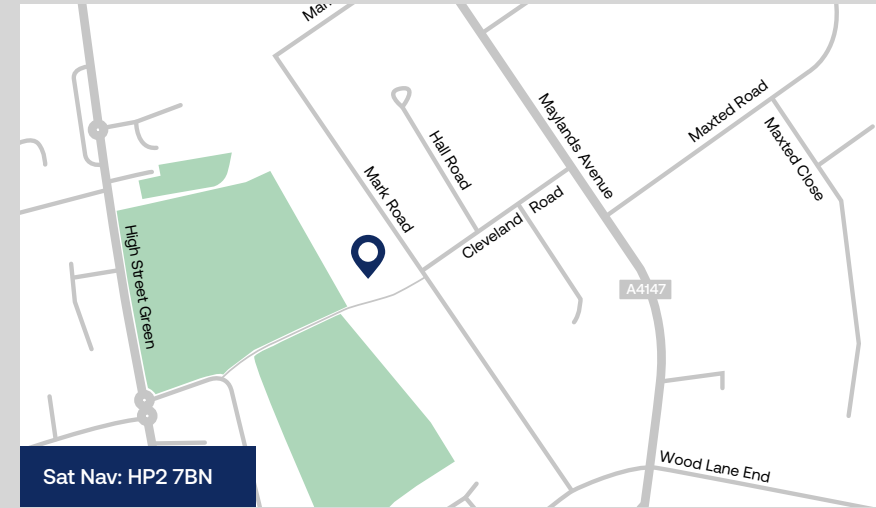
Two level access loading doors



Kitchen facilities

# Mark Road

27 Mark Road, Hemel Hempstead HP2 7BN



## Description

The property is a detached warehouse unit on a self-contained site and is of steel portal frame construction with profile steel cladding and a pitched steel clad roof. The unit benefits from fully fitted office content and warehouse which includes concrete flooring and sodium lighting. The has been comprehensively refurbished to include re-coated cladding, an additional loading door, security fencing, modernised offices and LED lighting. Further detail on refurbishment specification is available upon request.

## Location

Mark Road is just off Maylands Avenue within the well-established Maylands Business Area. The property is a short walking distance to amenities which include Starbucks, Tesco Express, Greggs and One Stop. J8 of the M1 motorway is within 1.7 miles and J21 of the M25 motorway is within four miles. The A41 lies immediately south-west of the town providing a fast dual carriageway link to the M25 at J20.

Property owned by **Mileway**

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## EPC

EPC available upon request.

## Terms

Available on a new full repairing and insuring lease.

## Viewing / Further Information

Please contact:

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Hampton**

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## VAT

VAT will be payable where applicable.

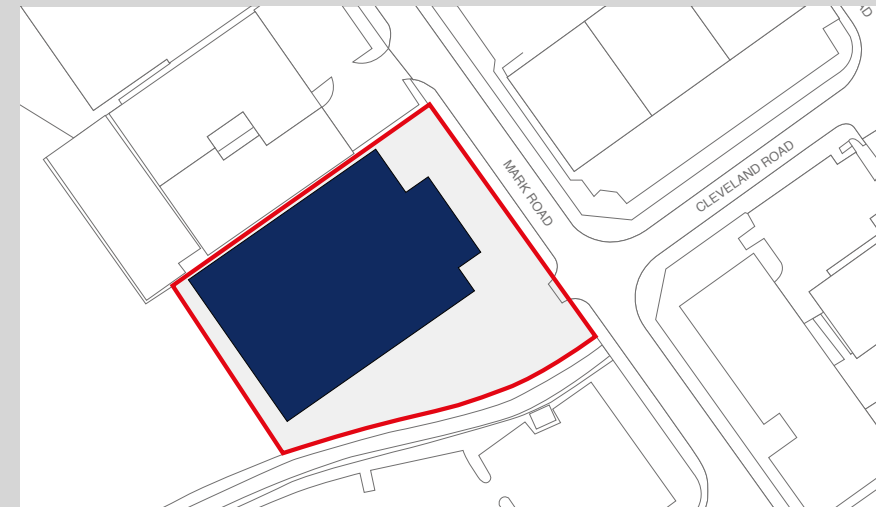
## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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## Accommodation

Floor areas are as follows:

	Area (sq ft)	Area (sq m)
First Floor Office	1,391	129
Ground Floor Office	1,680	156
Warehouse	17,933	1,666
<b>Total</b>	<b>21,004</b>	<b>1,951</b>

Floor areas based on GIA measurement

**Mileway**