

FOCUS-31

MARK ROAD • HEMEL HEMPSTEAD • HP2 7BW



EAST WING



OFFICE SUITES
1,440 SQ FT & 1,507 SQ FT
ONE SUITE IS FULLY FITTED

TO LET >

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DESCRIPTION

Focus 31 was constructed in the mid 1980's and comprises four buildings around a central core with a communal lift. The two storey scheme provides a mix of office and business space and benefits from a good car parking ratio.

OFFICE SUITE

The first floor of the east wing has been divided to provide four high-quality office suites each with air conditioning, raised floors with distribution boxes installed and suspended ceilings with LED lighting.

Suite A is "fully fitted" including furniture, fittings and the partitioned fit-out (see drawing below). The suite is allocated 7 car parking spaces (1:205 sq ft).

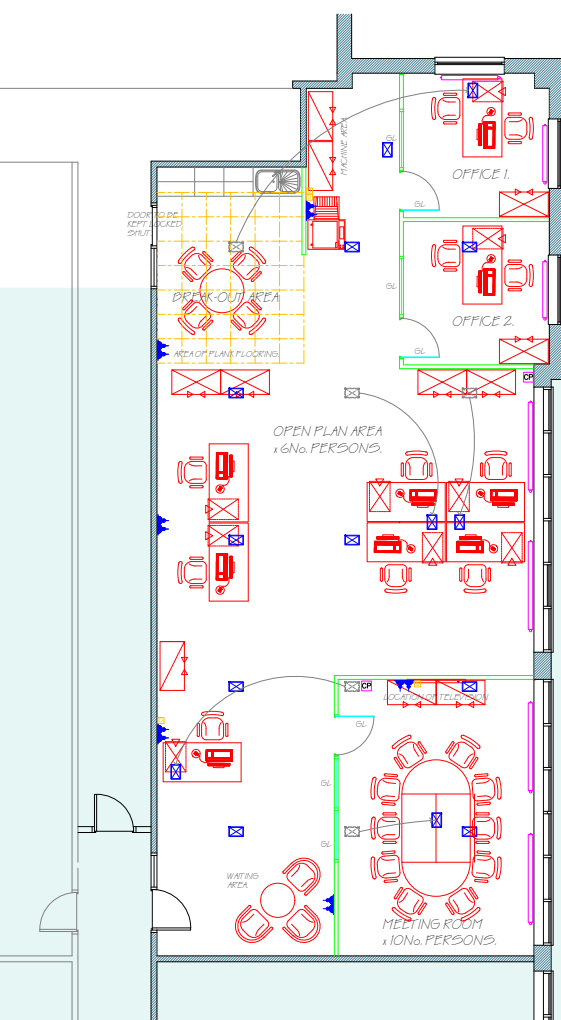
Suite B has partitioned offices and separate kitchen. The suite is allocated 7 car parking spaces (1:215 sq ft).

LEASE

The suites are available immediately on new lease terms to be agreed.



Suite A 'as built' floor plan.



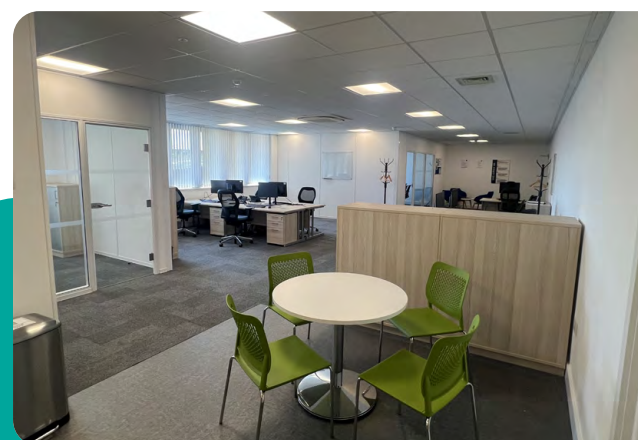


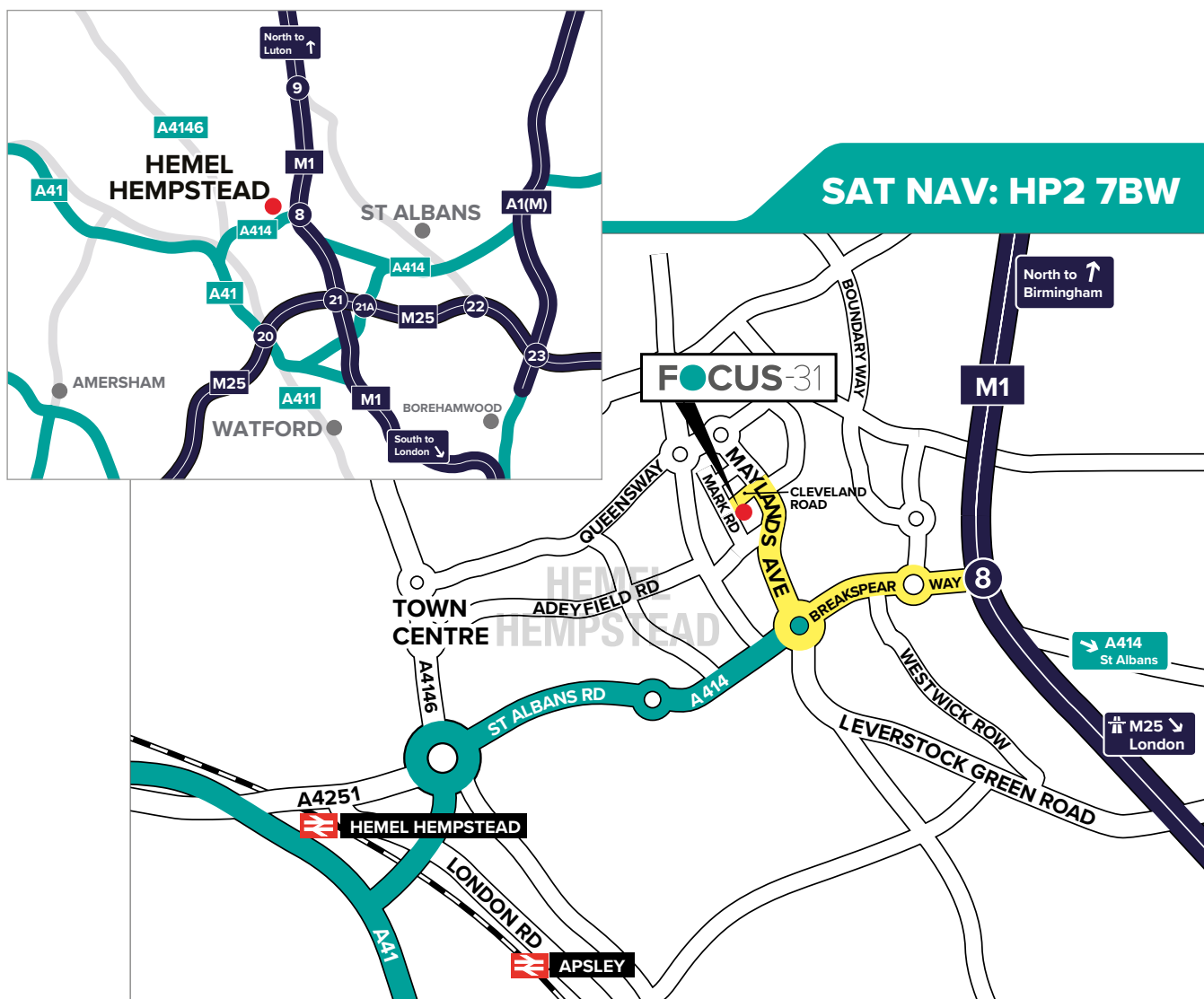
ACCOMMODATION

EAST WING

Suite A	1,440 sq ft	(133.78 sq m)
Suite B	1,507 sq ft	(140.00 sq m)

All measurements are on a NIA basis.





LOCATION

Focus 31 occupies a prominent position at the corner of Mark Road and Cleveland Road within the well established Maylands Employment Area of Hemel Hempstead. The property is accessed either off Cleveland Road or Mark Road from where Junction 8 of the M1 motorway is within 1.5 miles and Junction 21 of the M25 motorway is then only 3 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, Tring and Aylesbury.

Hemel Hempstead's mainline train station is around 3 miles away and provides fast links to London Euston (30 mins) and to Birmingham.

M1 Junction 8	1.5 miles	Watford	10 miles
M25 Junction 21	4 miles	Luton Airport	11 miles
St Albans	6 miles	Central London	26 miles
Berkhamsted	8 miles	Heathrow Airport	30 miles

RENT

Suite A - £26,000 per annum (£18 per sq) excl.

Suite B - £24,850 per annum (£16.49 per sq ft) excl.

VIEWING

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

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