



UNIT 2 THE PROGRESSION CENTRE HEMEL HEMPSTEAD

HP2 7DW

KEY DETAILS

- Recently refurbished
- Air conditioned
- Suspended ceilings
- WCs on both floors
- 20 allocated parking spaces
- Lift
- Open plan office
- Private kitchenette
- Redecorated throughout and new carpeting to ground floor

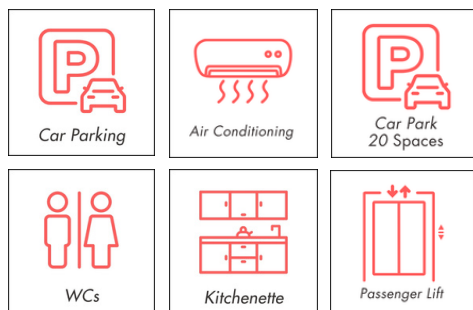
ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	220.09	2,369
First Floor	206.71	2,225
TOTAL	426.80	4,594

These floor areas are approximate and have been calculated on a net internal basis.

Each floor is available individually, or the building can be taken as a whole.

AMENITIES



DESCRIPTION

The Progression Centre comprises a low density office development of traditional office accommodation totalling 9 units and comprising of self-contained, two story office buildings constructed in a traditional brick style with pitched, tiled roofs.

Unit 2 has just undergone a refurbishment. Benefitting from a range of onsite amenities, including WCs on both floors, shower, passenger lift and a private kitchen.

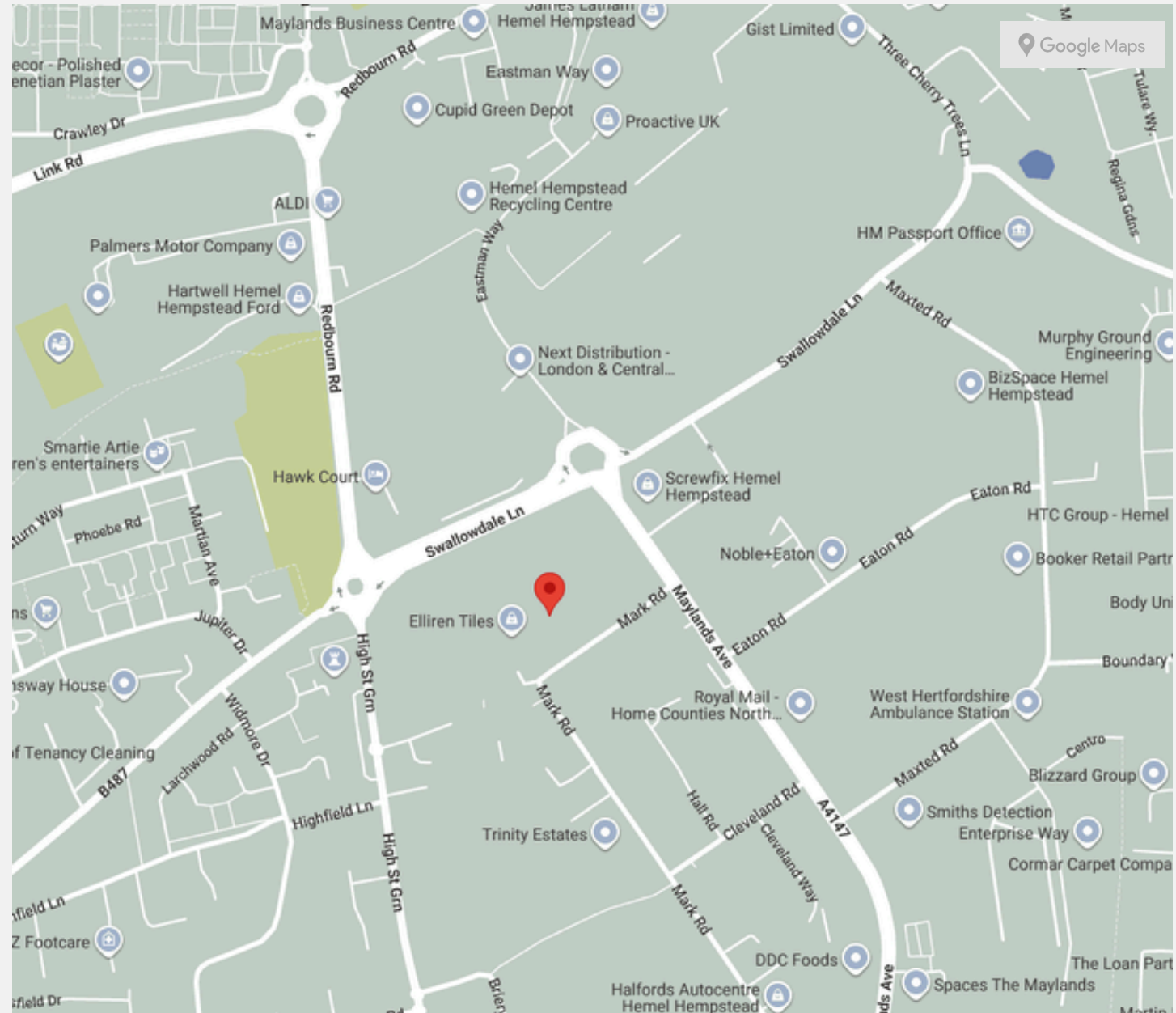
Each floor is available individually, or the building can be taken as a whole.

There are also 20 parking spaces allocated.

LOCATION

The Progression Centre occupies a site at the northern end of Mark Road which is easily accessed via Maylands Avenue. The estate 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.



TENURE

New lease to be agreed.

RENT

Ground Floor - £43,000 per annum exclusive

First Floor- £40,000 per annum exclusive

SERVICE CHARGE

The service charge for the current year is £2.50 per Sq.ft.

EPC

The EPC is D 95. Further details available on request.

BUSINESS RATES

The rates payable are currently being reassessed.

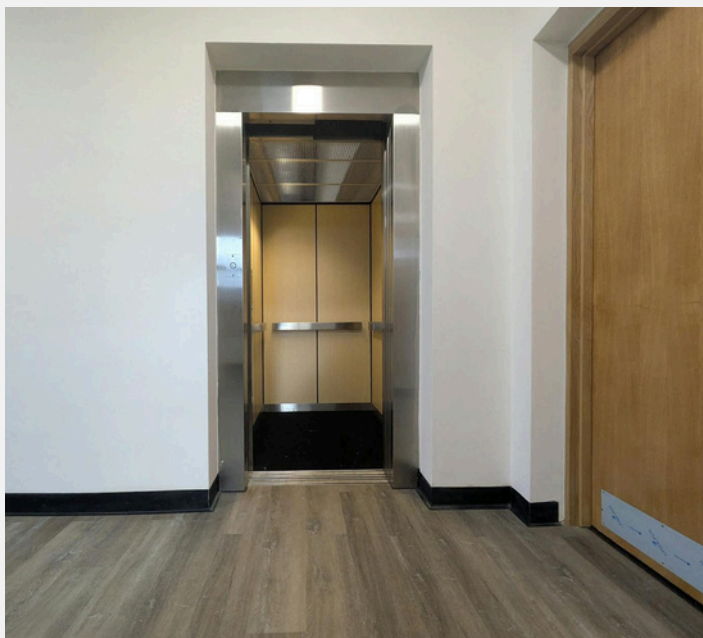
The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Dacorum Borough Council- 01442 228000. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

VAT

We are advised that the property is elected for VAT and therefore VAT will be payable.





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