

# FOCUS 31, SOUTH WING MARK ROAD HEMEL HEMPSTEAD

HP2 7BW

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Workshop & Office Space

TO LET

## KEY DETAILS

- Ground floor workshop space
- 36 allocated parking spaces
- Independent entrance point
- Signage opportunity
- M1 (J8) - 1.5 miles

## DESCRIPTION

Focus 31 comprises four buildings arranged around a central core with a communal lift. The two-storey scheme provides a mix of office and business accommodation and benefits from an excellent car parking ratio.

The South Wing offers a self-contained unit of 6,610 Sq.ft, arranged as a ground floor workshop with first floor office accommodation. The workshop is ideal for light industrial or technical use, while the first floor features a main open-plan area, three meeting rooms, and a large boardroom. The suite can be provided fitted, subject to separate negotiation.

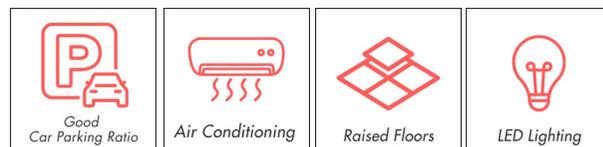
The property includes 36 allocated car parking spaces.

## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor	306.86	3,303
First Floor	307.23	3,307
<b>Total</b>	<b>614.09</b>	<b>6,610</b>

*These floor areas are approximate and have been calculated on an IPMS3 basis.*

## AMENITIES



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## 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.

## TRANSPORT



M1 Junction 8 - 1.5 miles



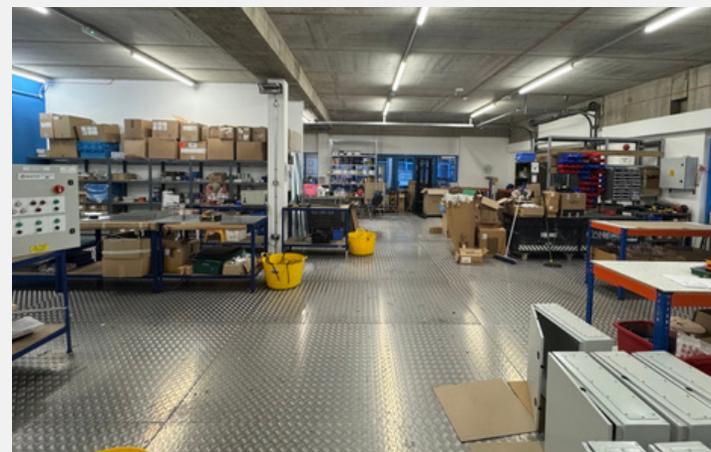
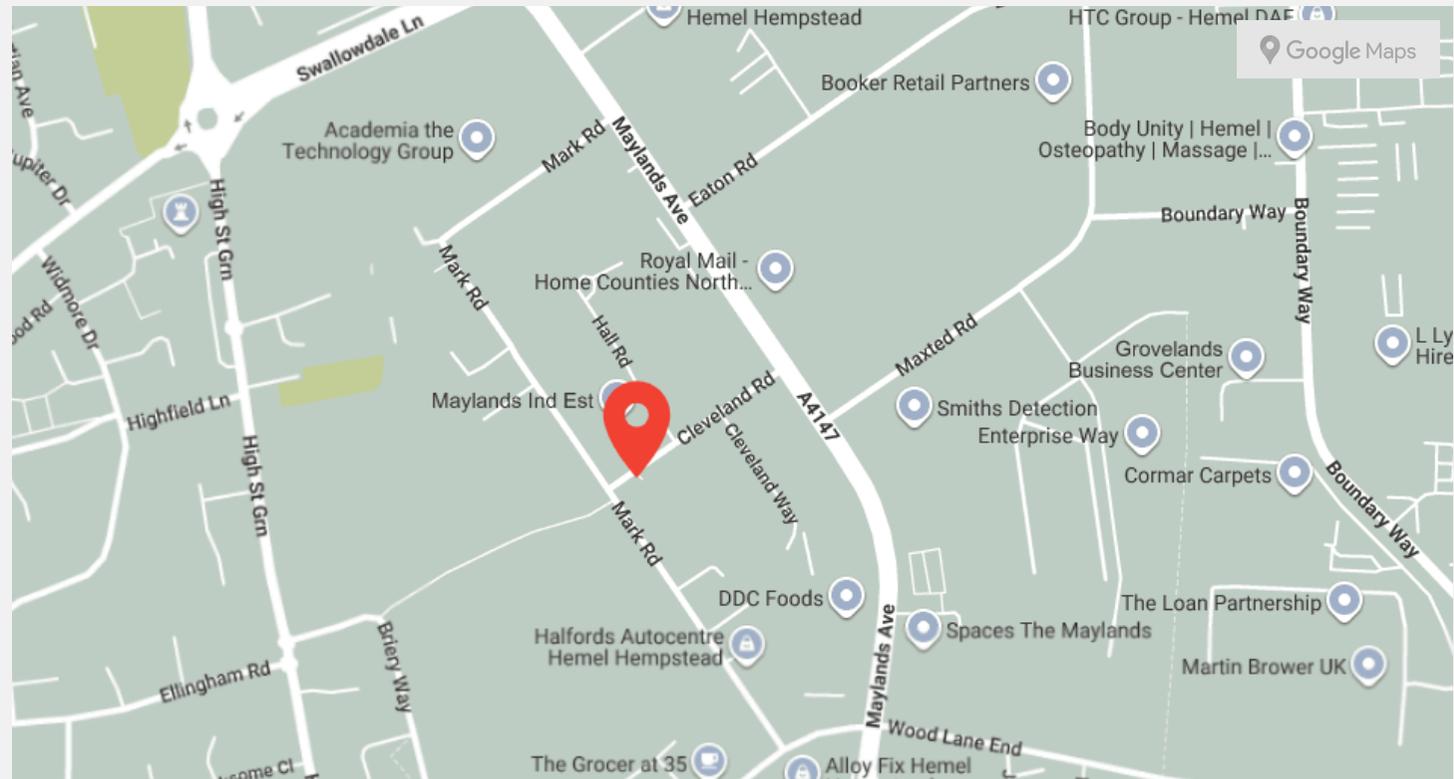
M25 Junction 21 - 4 miles



Luton Airport - 11 miles



Heathrow Airport - 30 miles



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## TERMS

The property is available on a new lease for a term to be agreed, or by way of sublease or assignment until May 2027.

## RENT

Rent on application.

## EPC

The property has an EPC rating of C 58. Details available upon request.

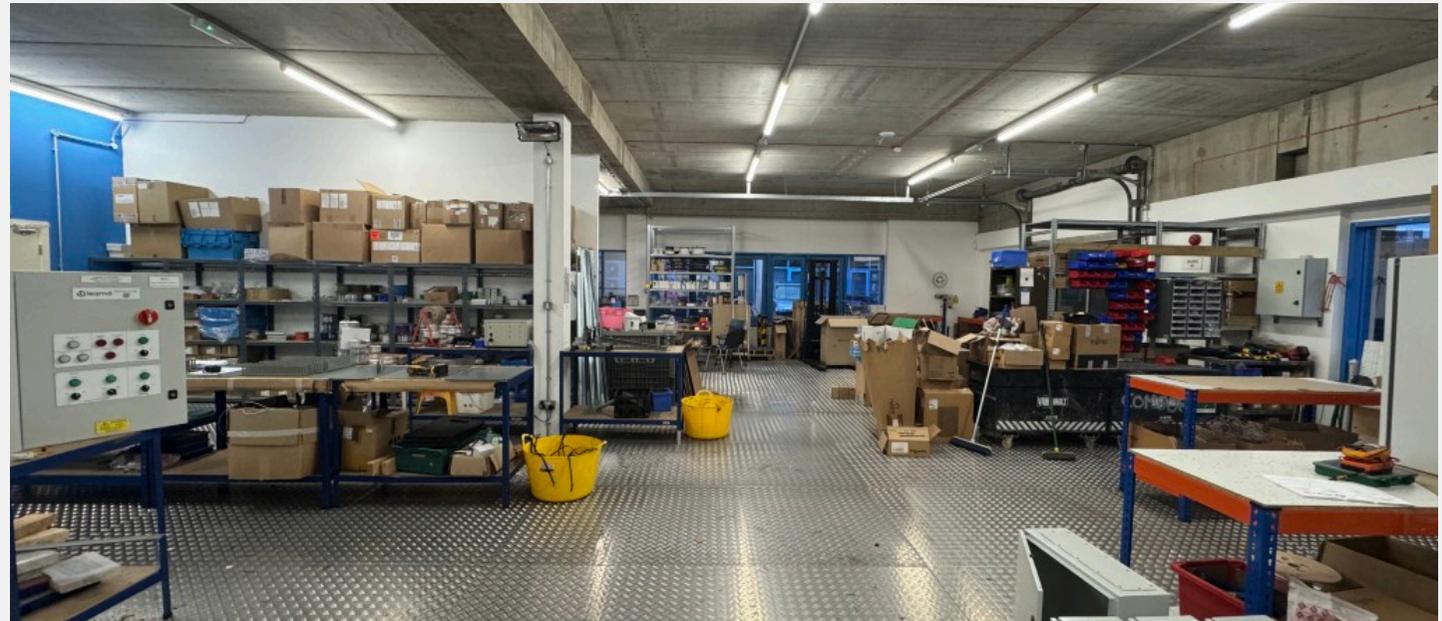
## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £55,500. 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.



# CONTACT

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