



3 LONDON ROAD MARKYATE

AL3 8JL

Boundaries are for indicative purposes only

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Rare Opportunity to Acquire a Vacant Freehold Site Incorporating a Warehouse Unit Totalling 24,570 Sq.ft

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Office Space
TO LET

KEY DETAILS

- Offered with vacant possession
- Rare freehold industrial unit
- Large yard
- Potential to increase massing or undertake residential development, subject to obtaining the necessary consents
- 2 miles from Junction 9 of the M1 motorway

AMENITIES



Office



Car Park



2 Level Loading Doors



Kitchenette



Eaves Height - 5.15m



Motorway
Access



WCs



Loading Facilities



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Warehouse Bay 1	1,001.90	10,784
Warehouse Bay 2	761.60	8,198
2 Storey Offices	519.10	5,588
TOTAL	2,282.60	24,570

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

DESCRIPTION

The property comprises a detached industrial warehouse with an eaves height of 5.15 metres. The warehouse has two level access loading doors and is divided in two with an internal doorway.

The property benefits from two storey office accommodation to the north end of the property which is arranged as a mix of open plan offices, individual offices, a kitchen, studio space and additional warehouse space. WC facilities are situated in the warehouse and office sections. Externally the property benefits from a large yard.



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LOCATION

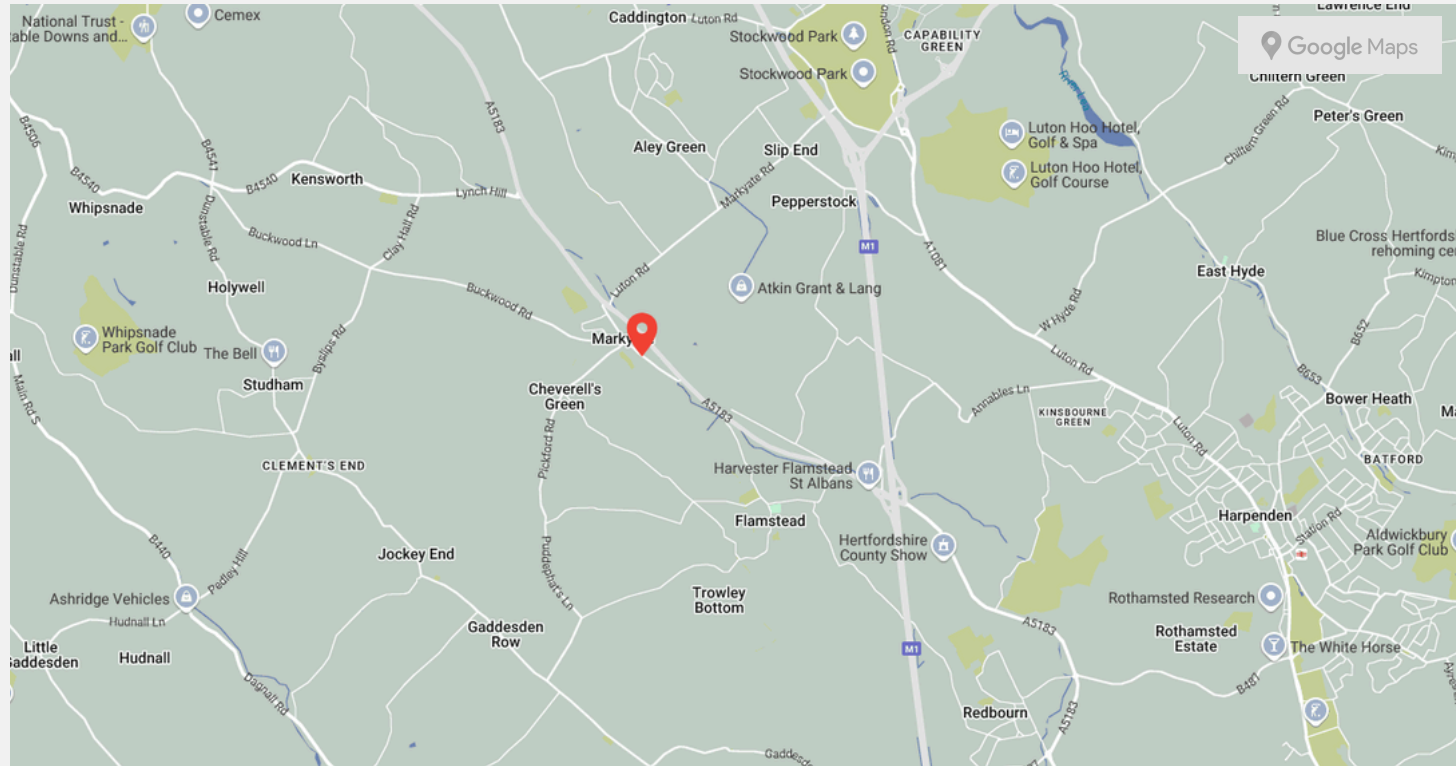
Markyate is situated within the north-west of Hertfordshire between Hemel Hempstead and Dunstable. Markyate is bypassed by the A5183 (the detrunked A5) and is located only 2 miles to the north of Junction 9 of the M1. The strategic junction of the M1 and M25 motorways is approximately 10 miles to the south with London Luton Airport approximately 7 miles to the north-east. Nearby towns include Harpenden (5 miles), Hemel Hempstead (6 miles), Dunstable (4 miles) and Luton (3 miles).

AREA

- Self-contained site just over 1 acre
- Accessed via gateway off London Road
- 5 miles from Luton town centre

TRANSPORT

- ✈ Luton railway station - 5 miles
- ✈ Luton Airport - 7 miles
- 🛣 M1 (J9) - 2 miles





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SERVICES

To be confirmed.

TENURE

The freehold interest is offered with full vacant possession.

PRICE

Offers are invited in excess of £3,100,000.

VAT

To be confirmed.

EPC

The property has an EPC rating of F135.

VIEWINGS

The property may be inspected by prior appointment through the Vendor's sole agents.

DATA ROOM

Access details are available via this [link](#)



CONTACT

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