

# 27 Mark Road Hemel Hempstead

AVAILABLE TO LET – Detached warehouse with yard  
To be refurbished. Available Q2 2021  
21,004 sq ft ( 1,951 sq m)



Self-contained site and yard

Clear height of 5.2m

1.7 miles to J8 of the M1

2 level access loading doors

To be refurbished

# Mark Road, Hemel Hempstead

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 unit is shortly to be comprehensively refurbished to include improvements such as re-coated cladding, an additional loading door, security fencing, modernised offices and LED lighting. Further detail on refurbishment specification is available upon request and is due to be complete by Q2 2021.

## Location

27 Mark Road occupies a self-contained site on the west side of Mark Road just off Maylands Avenue within the well-established Maylands Business Area. Mark Road is accessed via Cleveland Road off Maylands Avenue. The property is within a short walking distance of retail amenities which are located at the crossroads of Wood Lane End and Maylands Avenue including Starbucks, Tesco Express, Greggs and One Stop convenience store. J8 of the M1 motorway is within 1.7 miles and in turn J21 of the M25 motorway is within 4 miles to the south. The A41 lies immediately south-west of the town providing an additional fast dual carriageway link to the M25 at J20 or north to Berkhamsted and Tring. Hemel Hempstead's mainline train station is located on London Road, Boxmoor and provides good communications to London Euston (30 minutes journey time) and to Birmingham.

## Rent

Rent on application and available on a new full repairing and insuring lease.

## EPC

Energy Performance Rating of C73.

## VAT

VAT will be payable where applicable.

Property owned by **Mileway**

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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       |
| Total               | 21,004       | 1,951       |

Floor areas based on GIA measurement

## Viewing / Further Information

Please contact:



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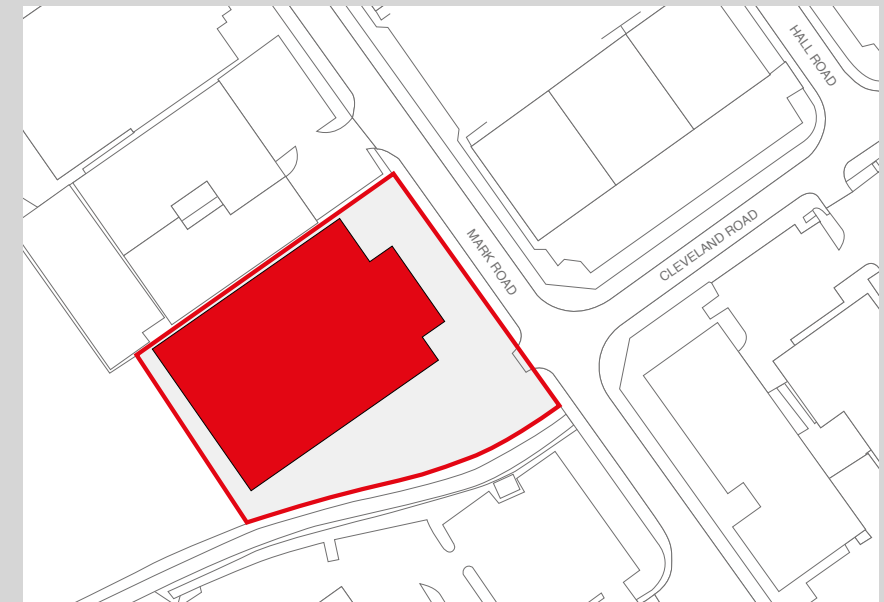
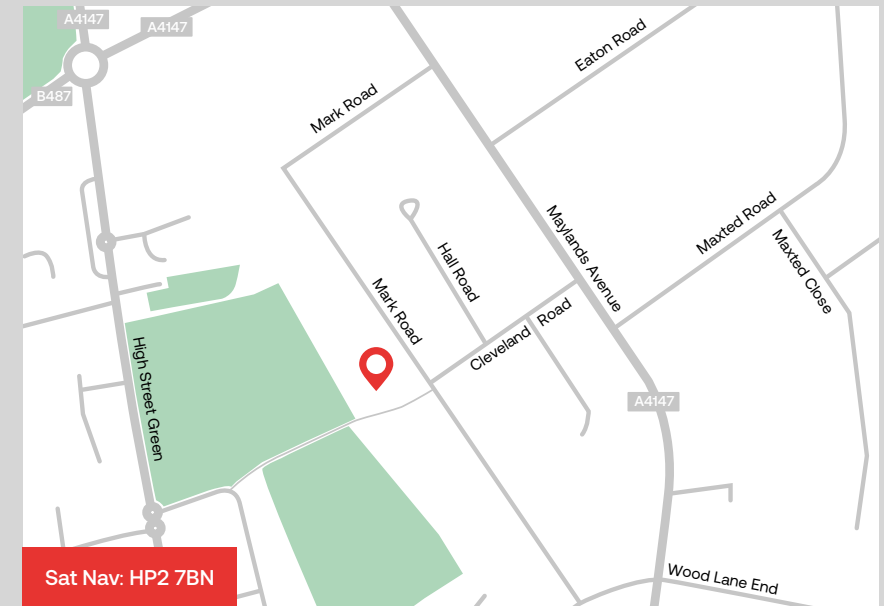
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