

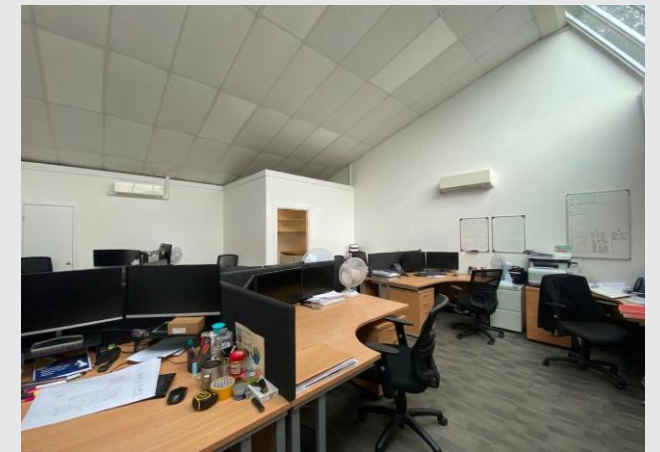
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Office/storage/workshop space

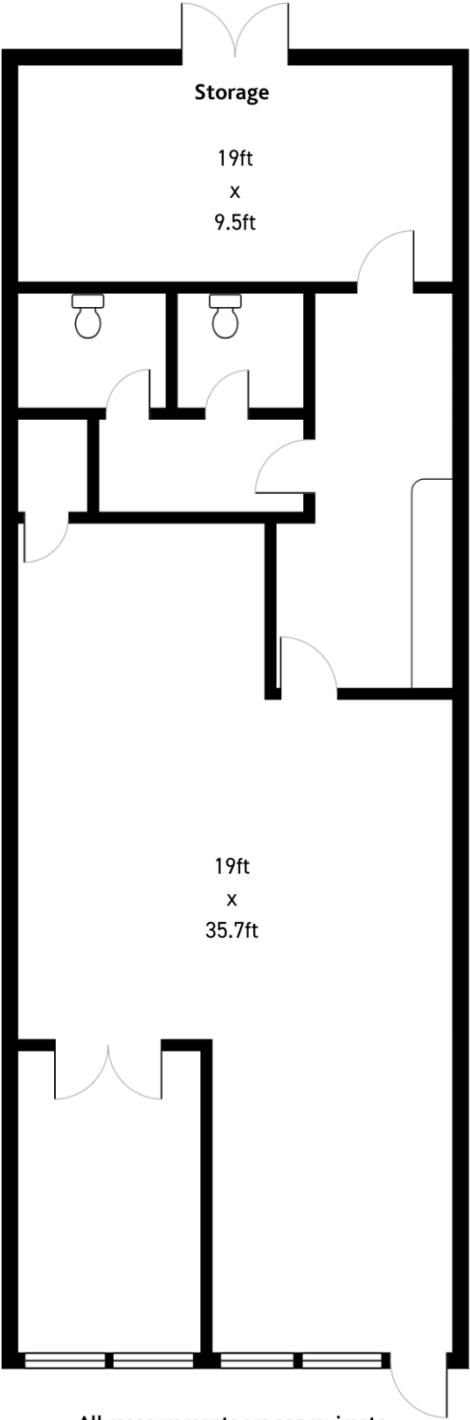
12 Mark Road, Hemel Hempstead, HP2 7BN



These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

ACCOMMODATION

	Sq Ft	Sq M
Total	1,065.9	99



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Prominent Maylands Avenue location
- ✓ Open-plan office space
- ✓ Communal kitchenette and WC facilities
- ✓ Car parking with vehicular access to the rear

LOCATION

Prominently situated on Mark Road within the established Hemel Hempstead Industrial Estate, 12 Mark Road occupies a well-connected commercial location. The property is approximately 2.5 miles from Hemel Hempstead Railway Station and 2.1 miles from Apsley Station. Junction 8 of the M1 motorway is approximately 1.5 miles away, with the M25 (Junction 21A) approximately 5 miles from the property, providing excellent access to the wider motorway network.

VAT

We understand that VAT is payable on the rent.

DESCRIPTION

Situated within the popular and well-established Maylands Business Estate, this modern end-of-terrace commercial unit offers bright, open-plan accommodation with an abundance of natural light throughout. The property benefits from kitchen facilities, two W/Cs, storage space to the rear, three on-site parking spaces to the front and additional access to the rear. Externally, there is also storage to the side of the property.

SUB LETTING

Assignment of the current lease for a term of 10 years, which expires in September 2028.

RENT

Current passing rental under the lease - £16,000 per annum exclusive.

RATES

Rateable value 26/27: £18,500.

Rates payable should be verified with Dacorum Borough Council.

EPC

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LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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