

UNIT 3, THE PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD, HP2 7DW

FOREST
REAL ESTATE



TO LET

2,503 SQ FT

Recently Refurbished Modern Self Contained Office Building.

Key Features

- Recently Refurbished
- Air Conditioned
- Open Plan Areas
- Private Kitchenette
- Up to 10 Allocated Parking Spaces
- Suspended Ceilings
- WCs on Both Floors

[View Virtual Tour](#) 

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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 3 has just undergone a full refurbishment, with all carpets being replaced and new paint throughout.

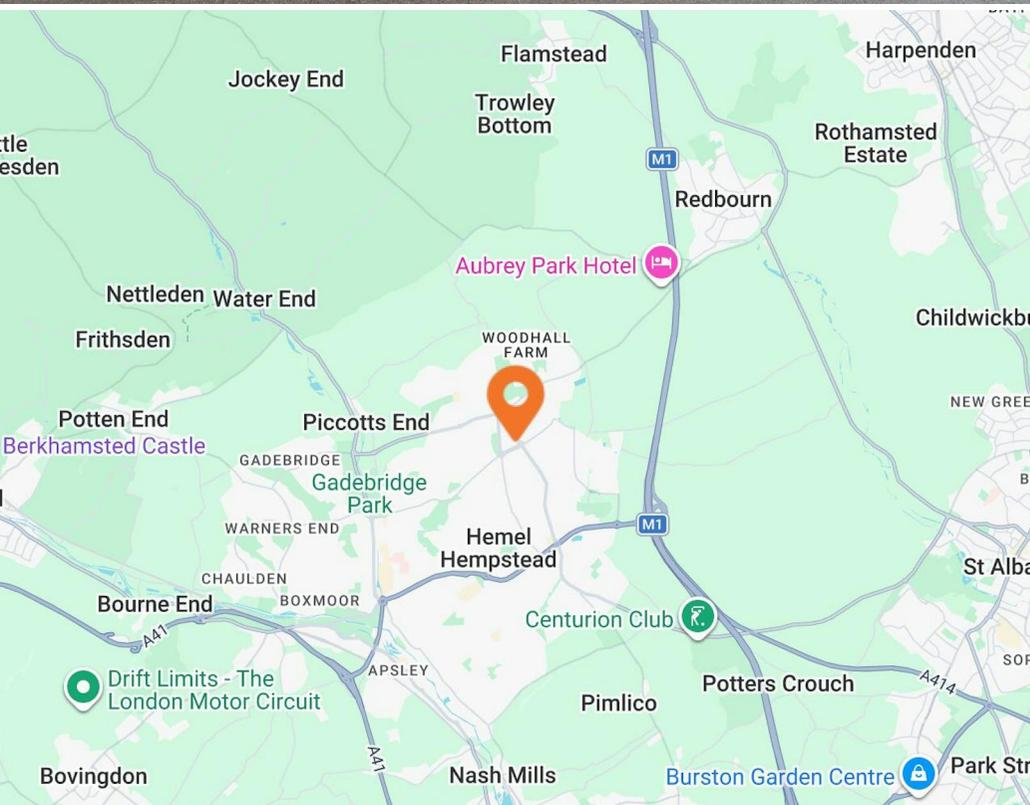
Benefitting from WCs on both floors and a private kitchenette, there are also 10 parking spaces allocated with the potential for more available.

Location

Unit 3 Progression Centre occupies a site at the northern end of Mark Road which is easily accessed via Maylands Avenue.

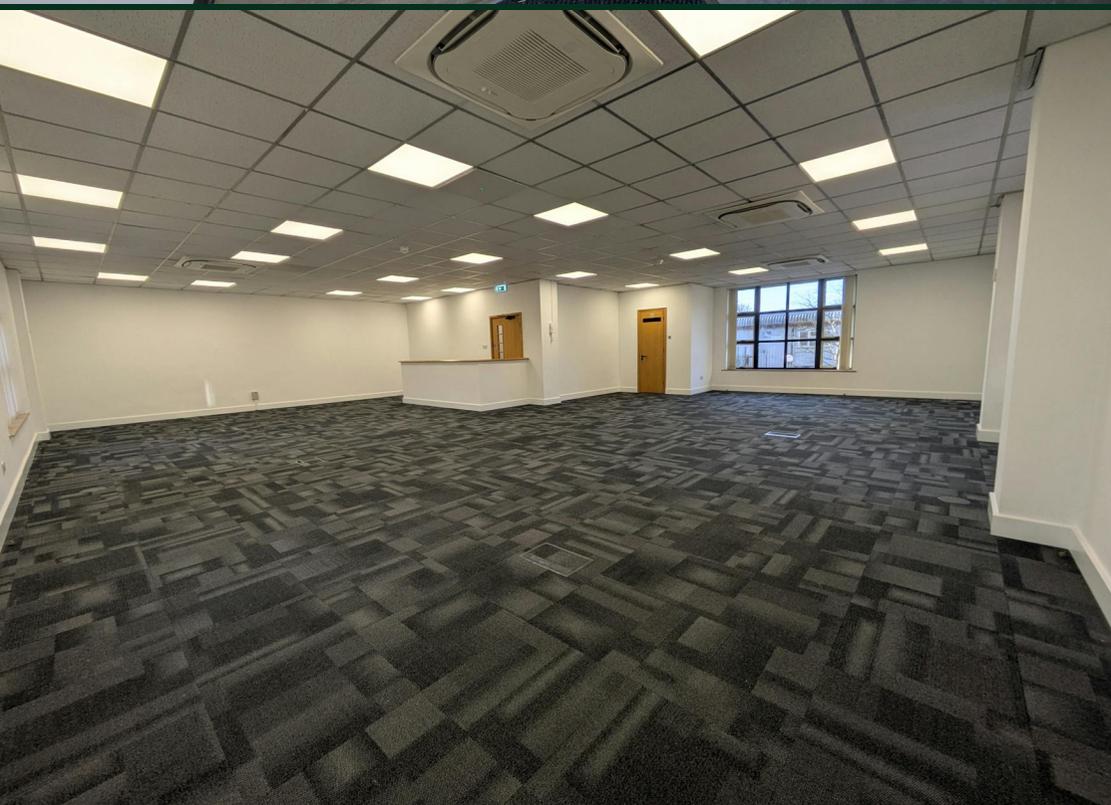
The Progression Centre benefits from being located close to the new retail amenities at the crossroads of Wood Lane End and Maylands Avenue and include Tesco Express, Greggs and Starbucks.

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.

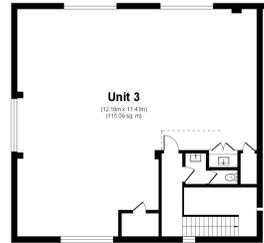


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Units 2 & 3 Progression Centre, Hemel Hempstead, HP2 7DW



First Floor

Approximate Total Gross Internal Area: 115.09 sq. m



Scale 1:100 @ A2



Ground Floor

Approximate Total Gross Internal Area: 117.46 sq. m



Scale 1:100 @ A2

Floor plan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, you or your architect should conduct careful, independent investigation of the property to ensure it meets all necessary standards.

Stated measurements are generally the longest measurements of the rooms, taken to the furthest points of the room. This does not mean it plus three times it will equal the room size as most rooms are not perfect rectangles.

DRAWN BY:
SBI
Lease Plans
0203 576 0922
info@sbileaseplans.co.uk

DATE: 24/02/25

Availability

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Unit	3	2,503	232.54
Total		2,503	232.54
Lease	New Lease		
Rent	£45,000 per annum		
Rates	£9,960 per annum from April 2026 until April 2027.		
Service Charge	£6,257.50 per annum		
VAT	Applicable		
EPC	D (95)		

Contact

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