



UNIT 1 PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD HP2 7DW

SELF-CONTAINED OFFICE
COMPRISING
10,656 SQ FT (989.97 SQ M)
TO LET

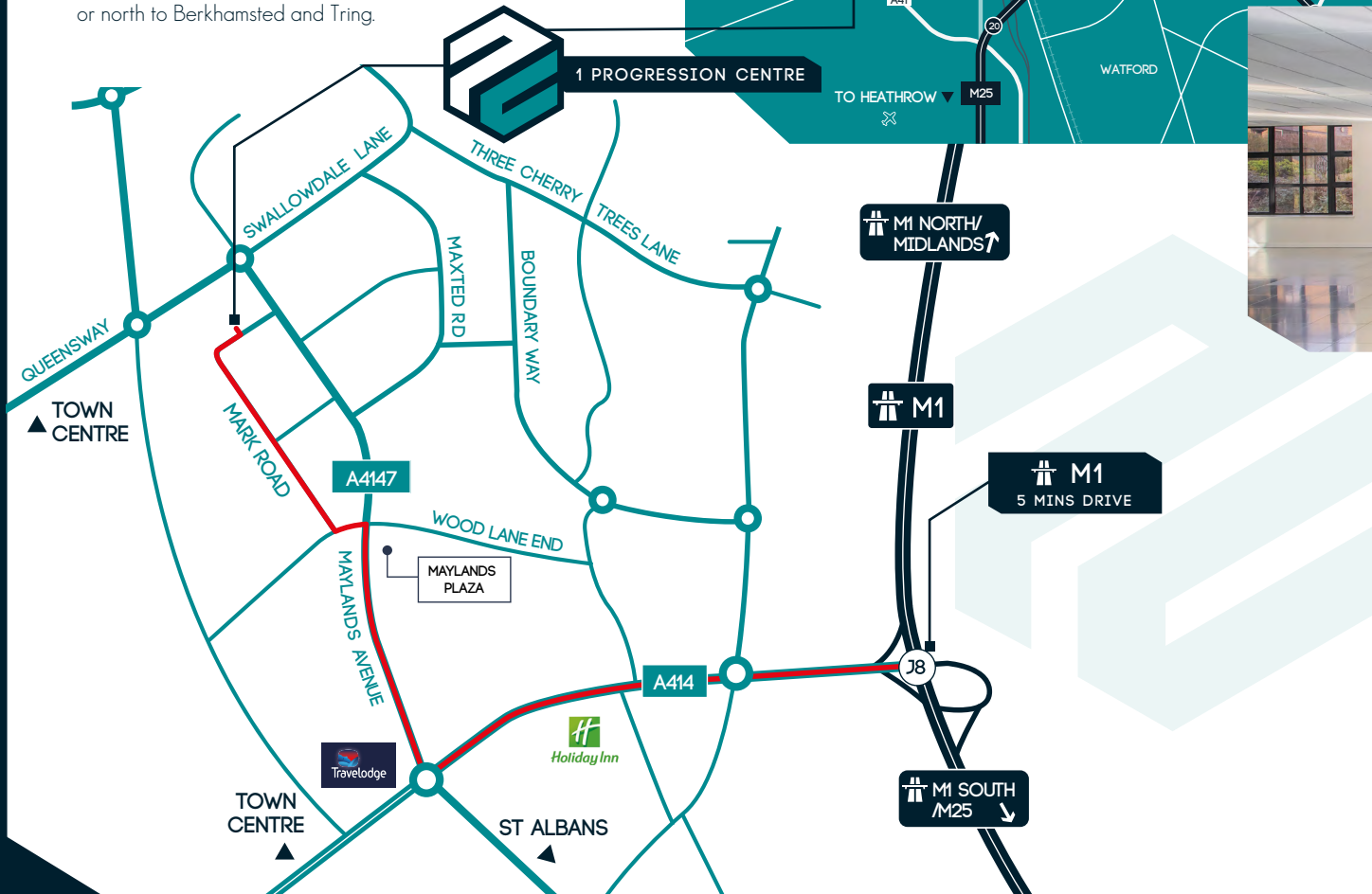


LOCATION

Unit 1 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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DESCRIPTION

The Progression Centre comprises a low density office development of traditional office accommodation totalling 9 units.

Unit 1 is a detached self-contained two storey office building of traditional brick construction under a pitched tiled roof. The property has recently been comprehensively refurbished to a modern standard.



KEY FEATURES

- Air conditioned
- Fully accessible raised floors
- 8 Person passenger lift
- Kitchen facilities on both ground and first floor
- Suspended ceiling
- 47 allocated car parking spaces
- LED lighting



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MARK ROAD

ACCOMMODATION

Ground floor office	5,236 sq ft	486.44 sq m
First floor office	5,420 sq ft	503.53 sq m

TOTAL (IPMS 3) 10,656 SQ FT 989.97 SQ M

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

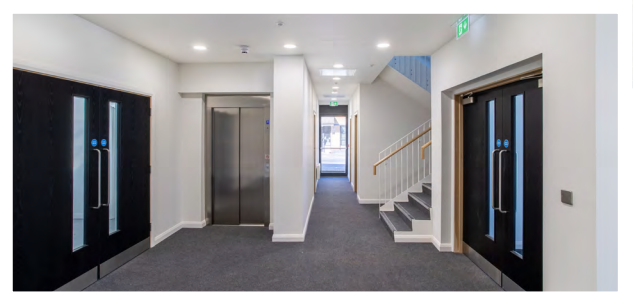
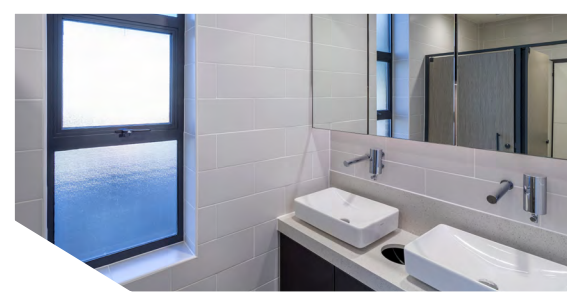
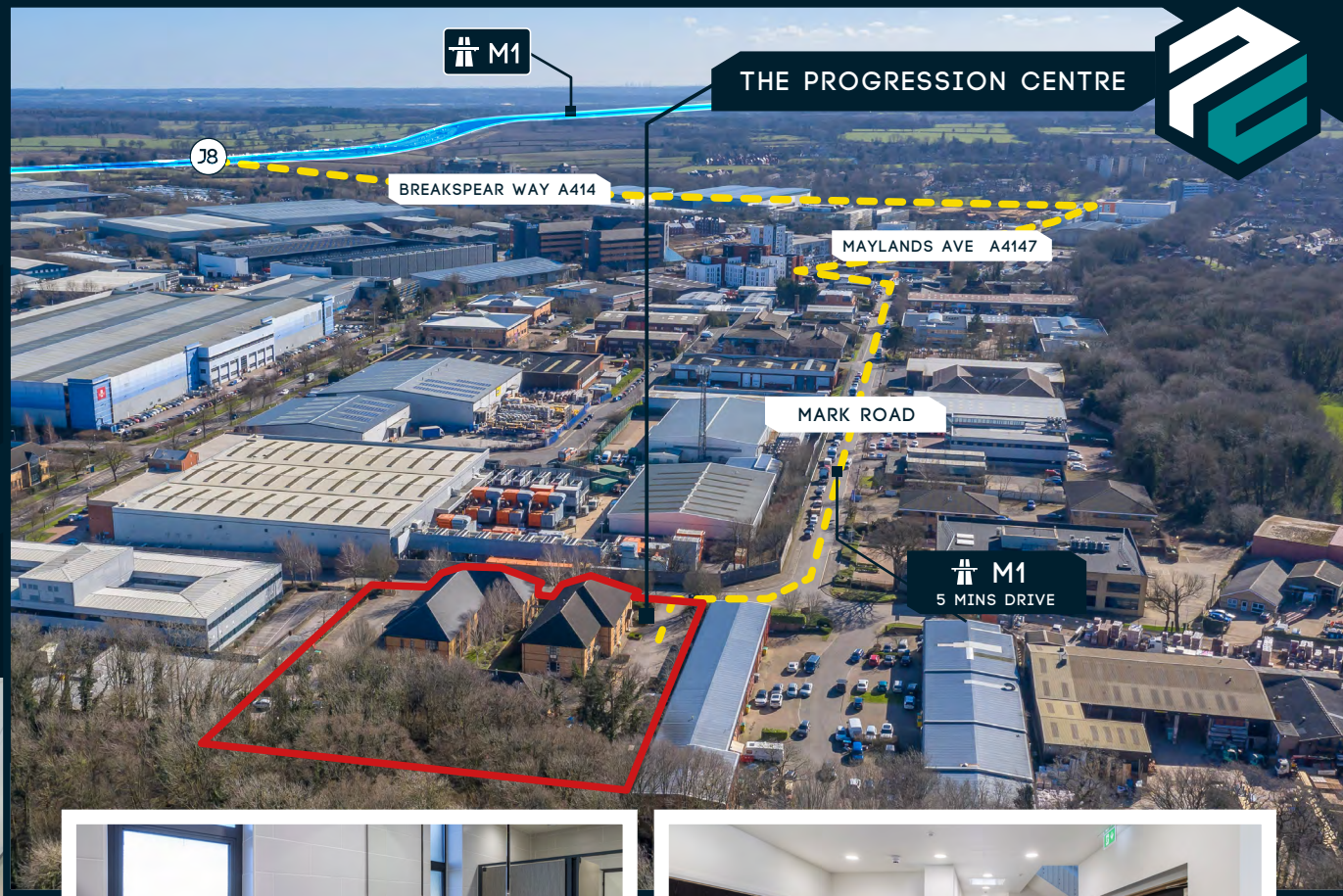
On Application.

RATES

Subject to revaluation.

EPC

C-61.



CONTACT

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