

TO LET

1,935 Sq Ft (179.76 Sq M)

- Established commercial area location
- Two-storey business unit with ground floor storage
- 3 parking spaces
- Shared access to yard at rear
- Newly decorated



5 Mark Road

Hemel Hempstead Industrial Estate, Hemel Hempstead, HP2 7BN

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- Situated on Mark Road which is a well-established commercial area on the north eastern side of Hemel Hempstead
- Mark Road runs parallel to Maylands Avenue
- Within one mile of Junction 8 of the M1

/// what3words

///rival.mining.ranged

Google Maps

Click here



DESCRIPTION

- The property comprises a mid-terraced, two storey business unit
- The ground floor is arranged with a reception / office space to the front elevation with storage space to the rear along with double loading doors
- The first floor is predominantly open plan with two individual partitioned offices as well as a kitchen and WC
- The office benefits from perimeter trunking with inset Cat V data cabling, suspended ceiling with inset Cat II lighting, gas central heating
- Externally, there are 3 allocated parking spaces as well as access to a shared yard at the rear

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed at a rental of £28,000 per annum exclusive. VAT is payable.



ACCOMMODATION (Gross Internal Area*)

Ground Floor	98.85 SQ M	1,064 SQ FT
First Floor	80.82 SQ M	870 SQ FT
Total	179.76 SQ M	1,935 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-94

Business Rates: The rateable value is £24,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

➤ **HUGO HARDING**
07425 243 317 hugo.harding@kirkbydiamond.co.uk

➤ **MATTHEW BOWEN**
07442 820 386 matthew.bowen@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP