

# 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](http://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
<b>Total</b>	<b>179.76 SQ M</b>	<b>1,935 SQ FT</b>

\*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](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

 **HUGO HARDING**  
07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

 **MATTHEW BOWEN**  
07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)