

# FOR SALE

30,076 SQ FT (2,794.06 SQ M)

- The units are all let to Micro Precision Technology Ltd, on three co-terminus FRI leases. Unit 5 Mark Road is let to Arena Tiles and Bathrooms Ltd.
- The investment currently produces a total passing rent of £341,200 per annum exclusive.
- The leases have an unexpired term of 3 and 5 years.



**54 & 79 Duxons Turn and 1-6 Mark Road**  
**Hemel Hempstead, HP2 4SB**

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[eddisons.com](http://eddisons.com)





## Accommodation and Tenancy Schedule

Address	Size (sq ft)	Tenant	Rent (£/pa)	Start Date	Lease Length	Lease Expiry
79 Duxons Turn	14,709	MCL Properties Ltd	£161,800	21st Aug 2023	6 years	20th Aug 2029
54 Duxons Turn	7,071	MCL Properties Ltd	£70,700	21st Aug 2023	6 years	20th Aug 2029
1-4 & 6 Mark Road	6,361	MCL Properties Ltd	£82,700	21st Aug 2023	6 years	20th Aug 2029
5 Mark Road	1,935	Arena Tiles and Bathrooms Ltd	£26,000	10th Jun 2026	5 years	9th Jun 2031
<b>TOTAL</b>	<b>30,076</b>		<b>£341,200</b>			

### Location

- Hemel Hempstead is located approximately 24 miles north-west of London. To the east lies St Albans, a cathedral city which, like Hemel Hempstead, forms part of the London commuter belt.
- Located less than 5 minutes away from Junction 8 of M1, providing quick access to nearby St Albans and only 4 miles to Junction 6A of the M25.
- The premises are 3.3 miles away from Hemel Hempstead train station, with connections to London Euston, Milton Keynes and Tring.

 what3words

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 Google Maps

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### Description

- The premises comprise a large, detached workshop building and a smaller neighbouring end-terrace workshop building (forming part of a larger building) on Duxons Turn, together with a parade of six small quasi *workshop/office/trade counter* units on Mark Road.
- The buildings on Duxons Turn are of steel frame construction with solid brick elevations and corrugated asbestos cement roofs.
- The investment currently produces a total passing rent of £341,200 per annum exclusive split as follows: £161,800 pax to 79 Duxons Turn, £70,700 pax to 54 Duxons Turn, £82,700 pax to 1-4 & 6 Mark Road and £26,000 pax to 5 Mark Road.
- To summarise the lease terms are 6-year leases from 21st August 2023 under the permitted use of B1(c) B8 or B2 together with ancillary administrative offices. The tenant has a full repairing and insuring liability (FRI), limited by way of a photographic schedule of condition and benefits from security of tenure. 5 Mark Road has a 5-year lease, which has commenced on 10th June 2026.

### Terms

The freehold interest is available to purchase with offers in the region of £5,000,000.

**Business Rates:** For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

#### EPC:

54 Duxons Turn - D (93)

79 Duxons Turn - D (84)

1-4 Mark Road - C (68)

5 Mark Road - D (94)

6 Mark Road - C (58)

### Contact:

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