



- Excellent allocated parking for up to 66 cars
- Folding loading door
- Double glazed windows
- Kitchen/break out area
- Loading door to the rear with potential for additional door
- Central atrium with potential for storage up to 7.84m high

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1 The Willows, Mark Road, Hemel Hempstead, Hemel Hempstead, HP2 7BN

Hi-Tech Office and Storage Building

Approx. 20,593 Sq Ft (1,913.09 Sq M)

To Let

1 The Willows, Mark Road, Hemel Hempstead Industrial Estate, Hemel Hempstead, Hertfordshire, HP2 7BN

Description

The premises comprise a detached modern 2-storey hi-tech building at the front of a small private estate off Mark Road. The estate benefits from an excellent provision of parking and mature landscaping. The building can provide storage space and offices on the ground floor, as well as office space on the first floor.

The ground floor has a height of 3.2m but the atrium has a height of 7.84m, allowing for a small area with a high storage area with a high storage height.

Location

Mark Road is in turn located off Maylands Avenue, the main route in to the Maylands Business Area in Hemel Hempstead, adjacent to J8 of the M1.

Floor Area

Ground Floor	10,894 Sq Ft	1,012.05 Sq M
First Floor	9,699 Sq Ft	901.04 Sq M
Total	20,593 Sq Ft	1,913 Sq Ft



Rear Elevation



First Floor Offices



Exclusive Parking Area



First Floor Offices

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The Willows



Loading Door

Rent
On application

Terms

A new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954 subject to regular rent reviews.

Business Rates

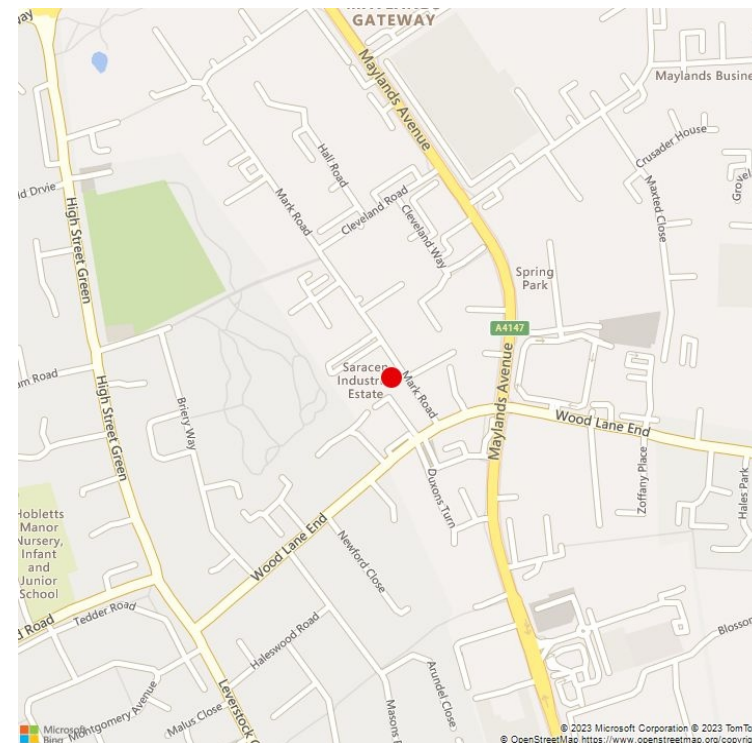
Rateable value £257,500. Tenants are advised to make their own enquiries as to the amount payable

VAT

The property is elected for VAT and therefore is payable in addition

Energy Performance Rating

Band B - rating 48



Viewings

Strictly by appointment via the sole agents Ian Archer 01442 220800,
ian.archer@argroup.co.uk or
Connor Harrington
connor.harrington@argroup.co.uk

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