



**AITCHISON**

**RAFFETY**



- Excellent allocated parking for up to 66 cars
- Folding loading door
- Double glazed windows
- Loading door to the rear with potential for additional door
- Central atrium with potential to build more space across the void

Ian Archer  
ian.archer@argroup.co.uk  
01442 220 800

Connor Harrington  
connor.harrington@argroup.co.uk  
01442 220800

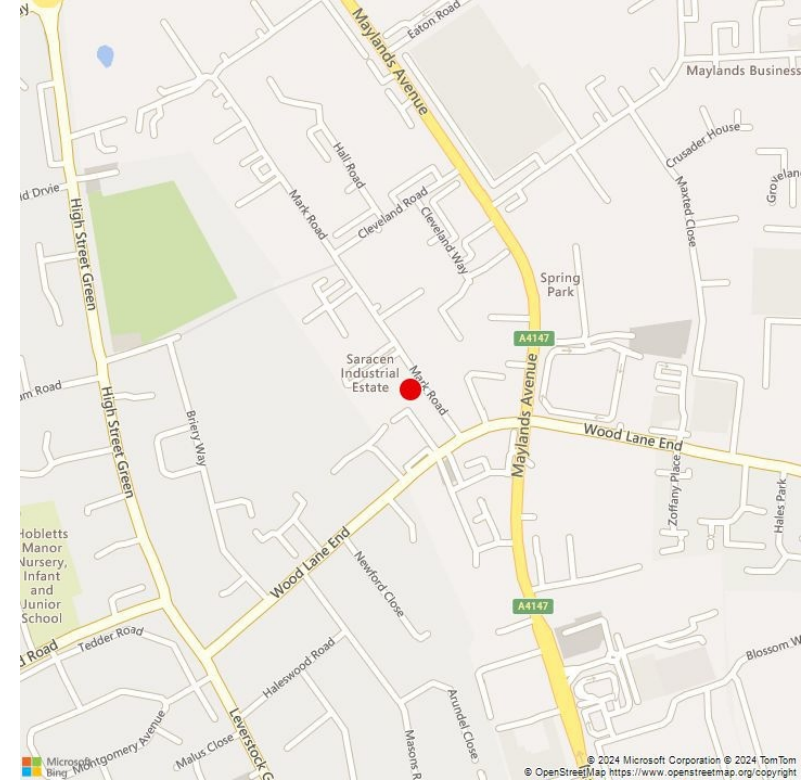
Ground Floor 1 The Willows, Mark Road, Hemel Hempstead Industrial Estate, Hemel Hempstead HP2 7BN

Hi-Tech Office and Storage Building

Approx. 10,894 Sq Ft (1,012.05 Sq M)

**To Let**

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



## Description

The premises comprise the ground floor of 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. 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 height.

The first floor offices are available separately.

## 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
<b>Total</b>	<b>10,894 Sq Ft</b>	<b>1,012.05 Sq M</b>

## Rent

Ground floor - £165,000 per annum exclusive

First floor - Rent upon 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 to be assessed. Tenants are advised to make their own enquiries as to the amount payable.

## VAT

VAT 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](mailto:ian.archer@argroup.co.uk) or Connor Harrington [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)



[www.argroup.co.uk](http://www.argroup.co.uk)



**RICS**

**INVESTORS IN PEOPLE**  
We invest in people Silver



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.