

4 PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD, HP2 7DW

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

ENVIRONMENTAL
COOLING LTD.



TO LET

970 SQ FT

Fully Refurbished Self Contained Office Building

Key Features

- Carpeted Flooring
- 6 Allocated Parking Spaces
- Suspended Ceiling
- Gas Central Heating
- Good Natural Light
- Two WCs and Tea Point
- Perimeter Trunking
- Air Conditioning
- Partitioned Office/Meeting Rooms
- Triple Aspect Windows

4 Progression Centre, Mark Road
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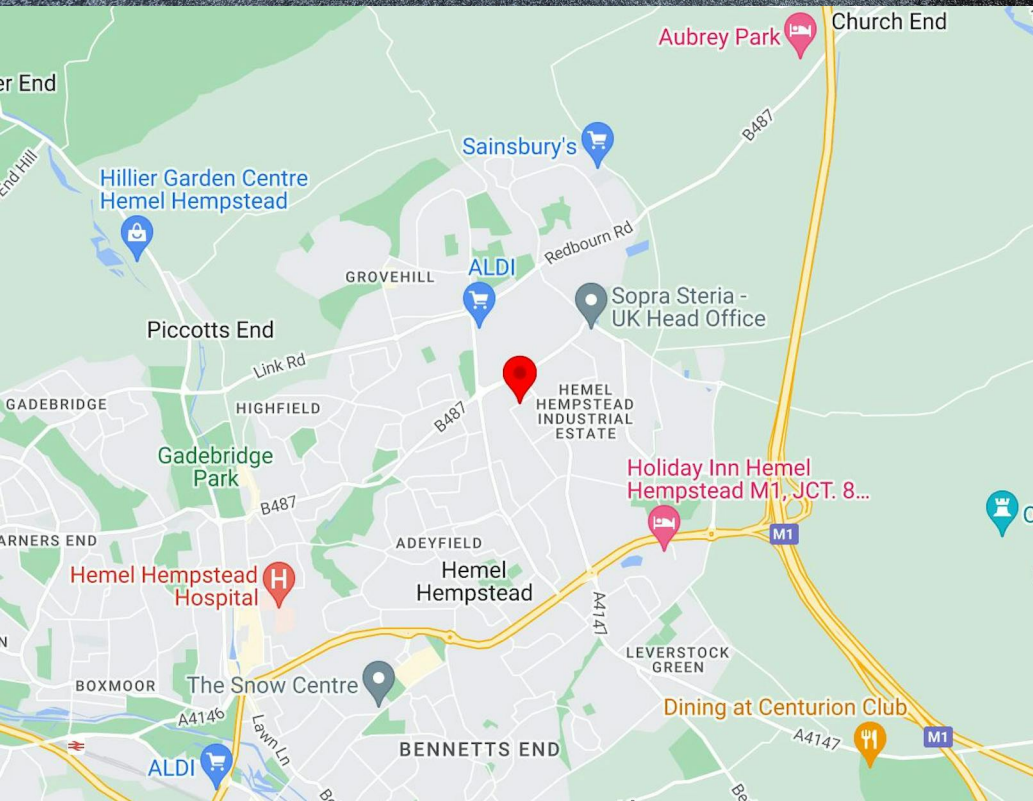
Description

The Progression Centre comprises a low density office development of traditional office accommodation totalling 9 units.

Unit 4 is a two-story, end-of-terrace, self-contained office building that has recently been renovated. The available space primarily consists of open-plan offices across both floors, supplemented by two partitioned offices. Additionally, each floor features its own WC facilities for added convenience.

Location

The Progression Centre benefits from being located close to the new retail amenities at the crossroads of Wood Lane End and Maylands Avenue and include Tesco Express, Greggs and Starbucks.

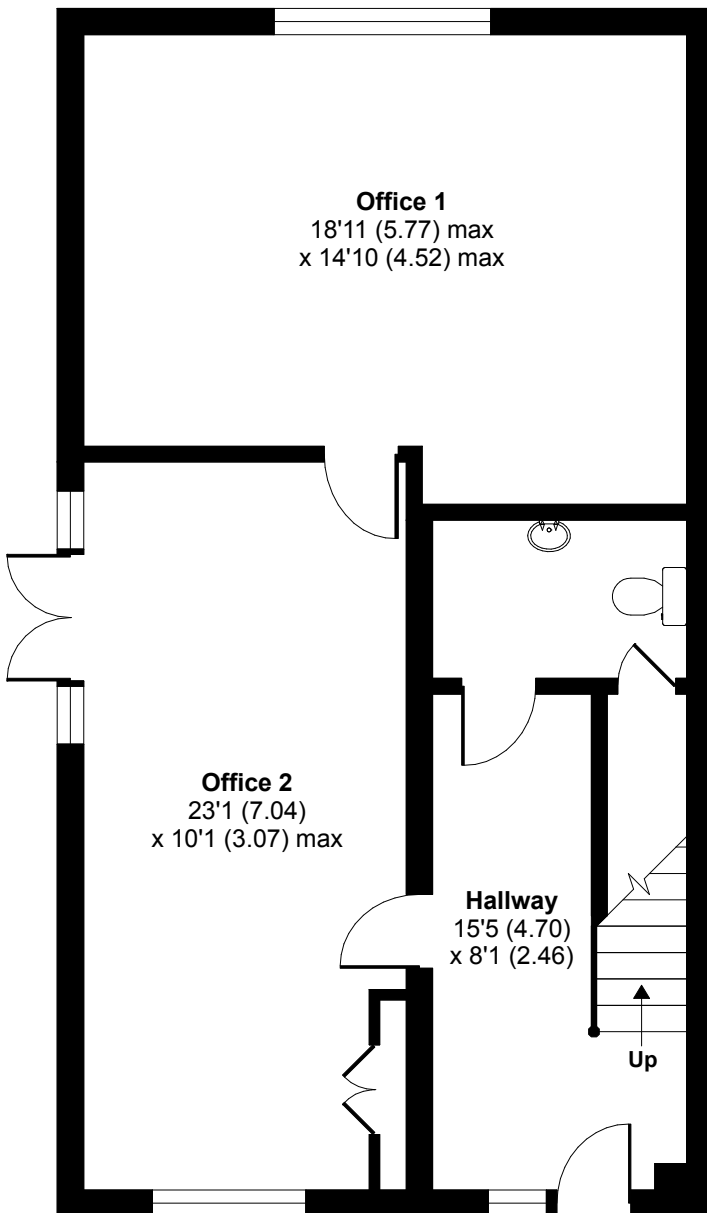


The property has excellent access to the motorway network with the M1 motorway (Junction 8) less than 1.45 miles to the south-east and the M25 (Junction 21) is less than 4 miles to the south. The A41 lies approximately 2.5 miles from the property, immediately south west of the town centre, providing an additional fast dual carriageway link to the M25 at Junction 20 or north to Berkhamsted and Tring.

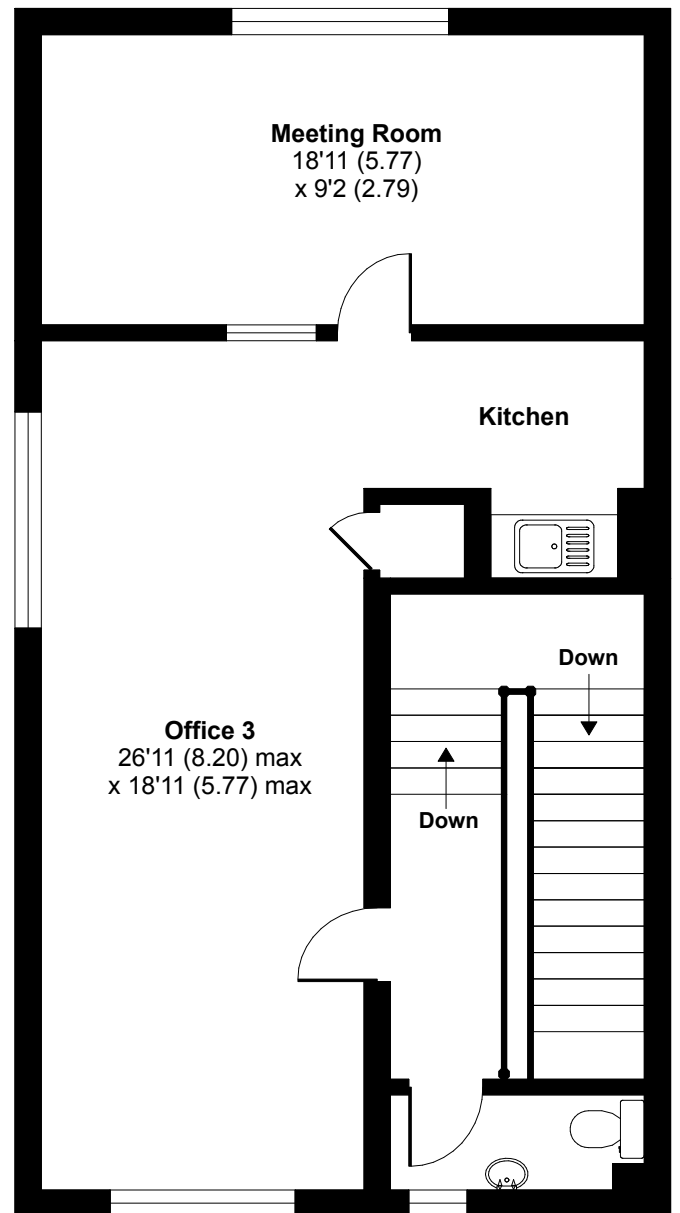


Mark Road, HP2

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	481	44.69
1st	489	45.43
Total	970	90.12

Lease	New Lease
Rent	£16,000 per annum
Rates	£7,485 per annum
Service Charge	£2,024 per annum
VAT	Applicable
EPC	D (91)

Contact

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