

UNIT 6, THE PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD, HP2 7DW

FOREST
REAL ESTATE

TO LET

1,687 SQ FT

**Modern Self Contained Office Building
with up to 10 Parking Spaces.**

Key Features

- Up to 10 Allocated Parking Spaces
- Air Conditioned
- Open Plan Areas
- Private Kitchenette
- Suspended Ceilings
- WCs on Both Floors

**Unit 6, The Progression Centre, Mark Road
Hemel Hempstead, HP2 7DW**





Description

The Progression Centre comprises a low density office development of traditional office accommodation totalling 9 units and comprising of self-contained, two-story office buildings constructed in a traditional brick style with pitched, tiled roofs.

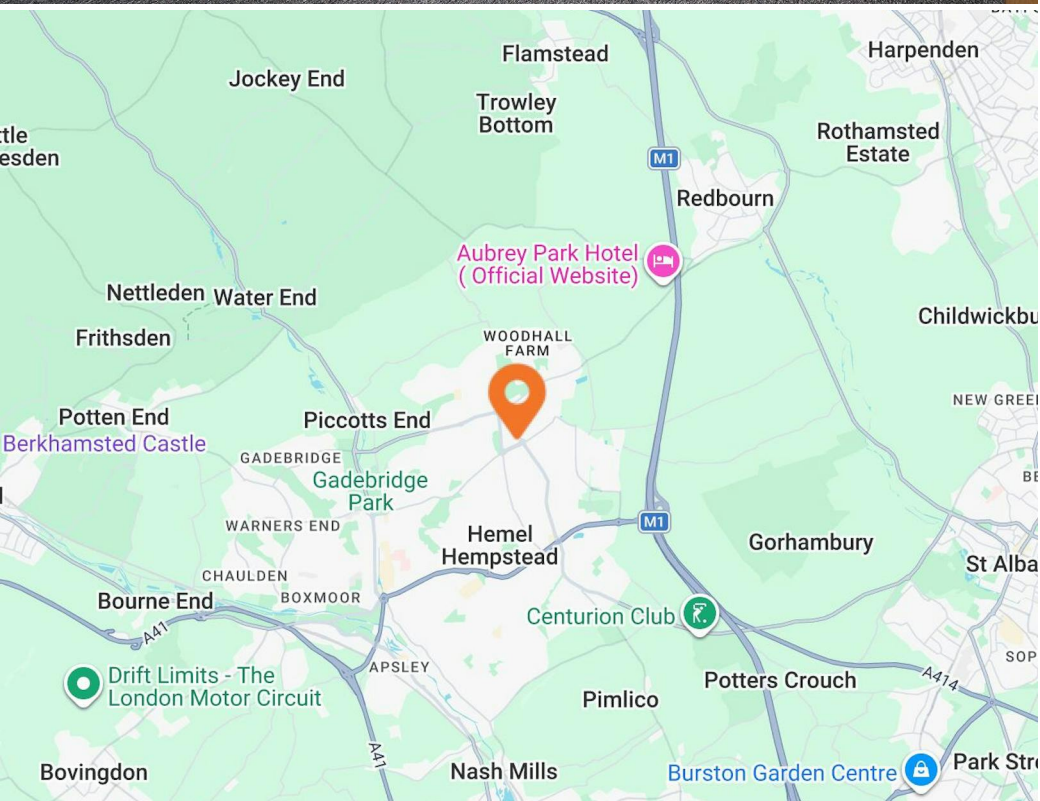
Benefitting from WCs on both floors and a private kitchenette, there are also 8 parking spaces allocated with the potential for more available.

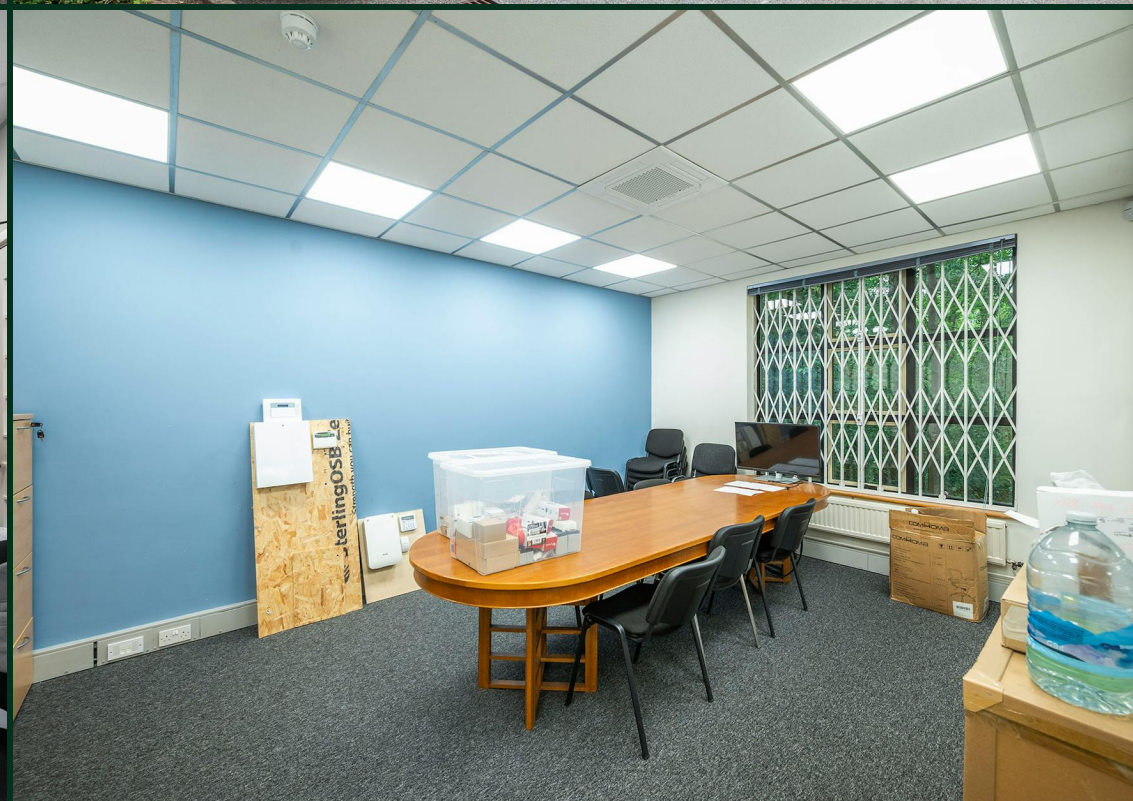
Location

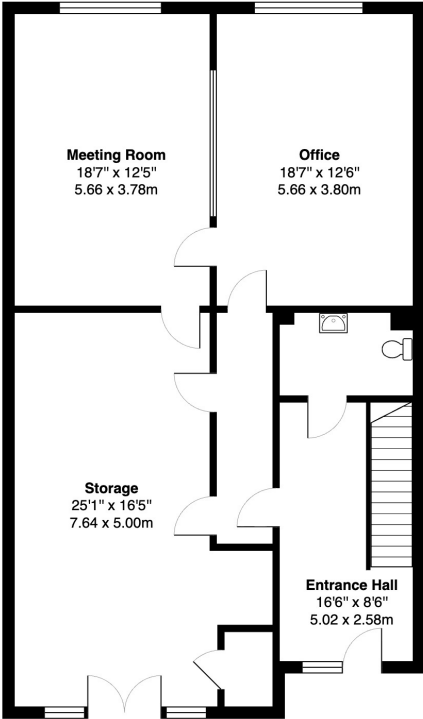
Unit 6 Progression Centre occupies a site at the northern end of Mark Road which is easily accessed via Maylands Avenue.

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.

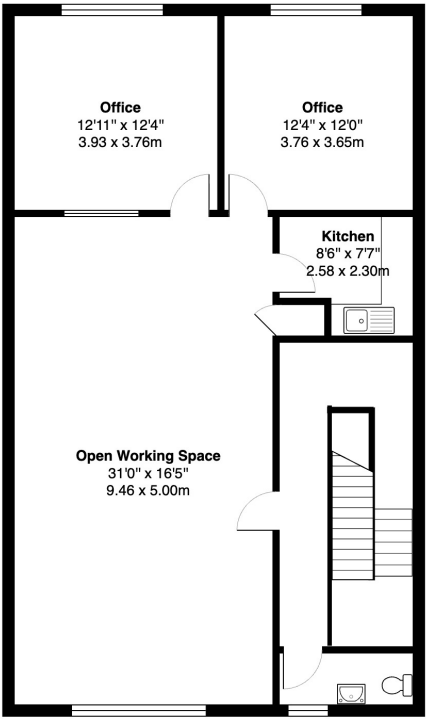
The property has excellent access to the motorway network with the M1 motorway (Junction 8) less than 1.45 miles to the south-east and the M25 (Junction 21) is less than 4 miles to the south. The A41 lies approximately 2.5 miles from the property, immediately south west of the town centre, providing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







Ground Floor



First Floor

Progression Centre, HP2

Total Gross Area: 2201 ft² ... 204.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Availability

Lease	New Lease
Rent	£19.50 per sq ft
Rates	£14,096 per annum
Service Charge	£3,976 per annum
VAT	Applicable
EPC	D (93)

Contact

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