

9 Avebury Court | Mark Road |  
Hemel Hempstead |  
HP2 7TA

Industrial Unit To Let | 2,402 Sq.ft



### Key features

- Warehouse/workshop space
- Under comprehensive refurbishment
- Three-phase power supply
- 3 car parking spaces
- Open plan
- Loading door
- LED lighting



## 9 Avebury Court | Mark Road | Hemel Hempstead | HP2 7TA

### Description

Unit 9 comprises a two-storey business unit undergoing comprehensive refurbishment. Offering ground-floor open-plan warehouse/workshop space and first-floor office space with kitchen and WC. The office space will be carpeted throughout and provided with a brand new air-conditioning system providing heating and cooling. The unit contains a three-phase power supply.

### Rent

£33,000 per annum exclusive.

### Accommodation

Ground floor		1,201 Sq.ft		111.57 Sq.m
First floor		1,201 Sq.ft		111.57 Sq.m
<b>TOTAL</b>		<b>2,402 Sq.ft</b>		<b>223.14 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Location

Avebury Court comprises a small development of 17 industrial / business units just off Mark Road, one of the principal estate roads of the Maylands Business area.

The unit is approximately 2 miles from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

The Maylands Business area is located approximately 2 miles north of Hemel Hempstead Town Centre and 3 miles from Hemel Hempstead Mainline Railway Station.

In addition, the A41 dual carriageway passes to the south of the town which gives rapid dual carriageway access to Junction 20 of the M25.

### Rates

The VOA website shows an entry in the 2023 Rating List of £22,250. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

### EPC

The property has an EPC rating of B29. Details available upon request.

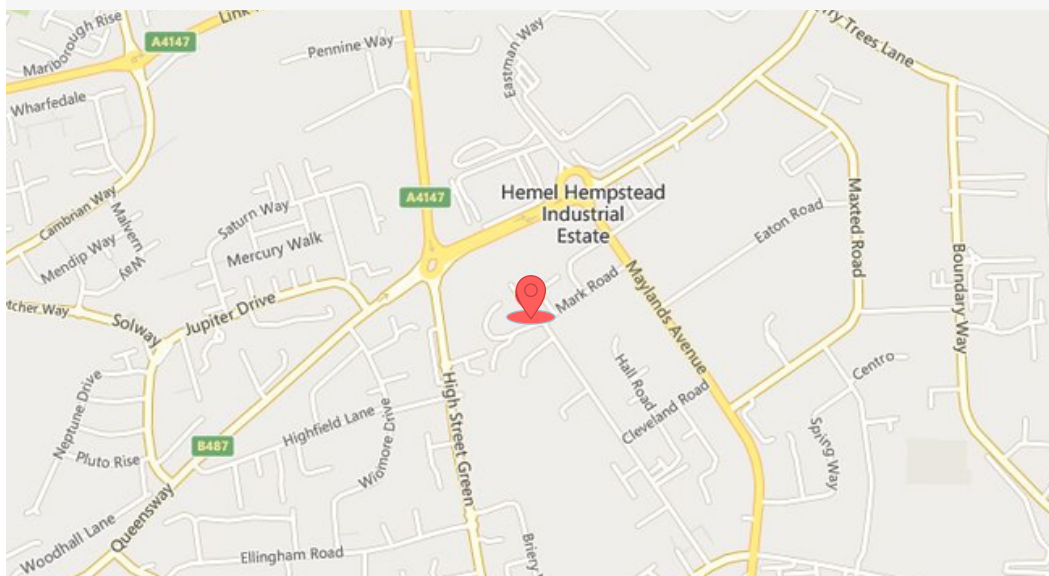
### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

The lease will be outside of the Landlord and Tenant Act 1954 Part 2.



### For viewings contact

Felix Sharman  
07712 431588  
felix.sharman@brasierfreeth.com

Sara Yasir-Dhillu  
07548 098880  
sara.yasir-dhillu@brasierfreeth.com

