UNIT 2, THE PROGRESSION CENTRE

MARK ROAD, HEMEL HEMPSTEAD, HP2 7DW

FOREST
REAL ESTATE

TO LET

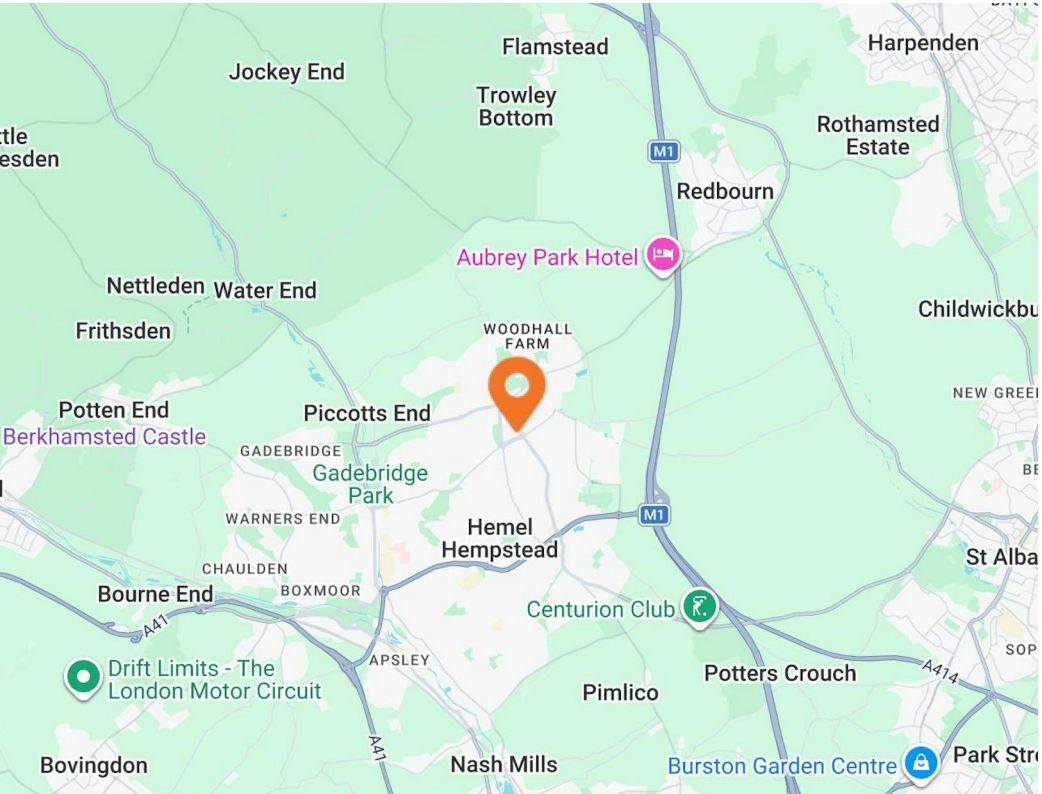
2,225 TO 4,594 SQ FT

Recently Refurbished Modern Self Contained Office Building.

Key Features

- Recently Refurbished
- Air Conditioned
- Suspended Ceilings
- WCs on Both Floors
- Up to 20 Allocated Parking Spaces
- Lift
- Open Plan Areas
- Private Kitchenette

Unit 2, 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.

Unit 2 has just undergone a refurbishment, with new paint and carpets replaced.

Benefitting from a range of onsite amenities, including WCs on both floors, shower, passenger lift and a private kitchenette.

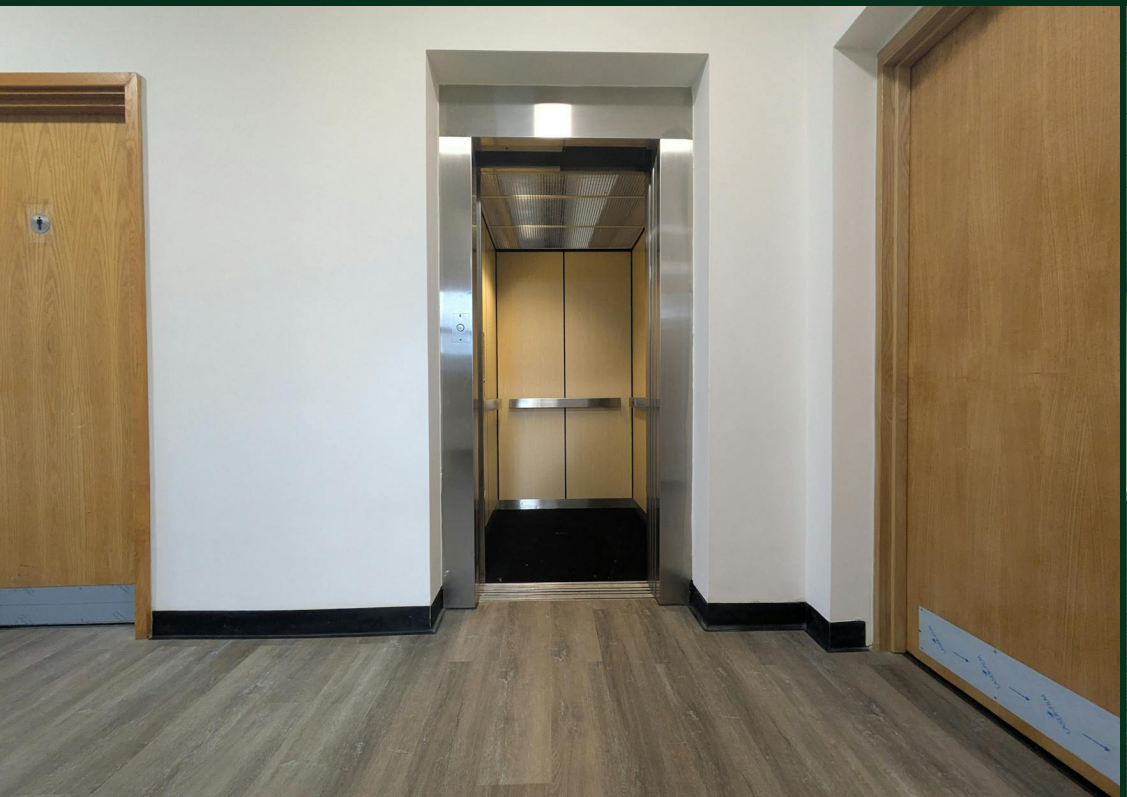
There are also 20 parking spaces are allocated with the potential for more available.

Location

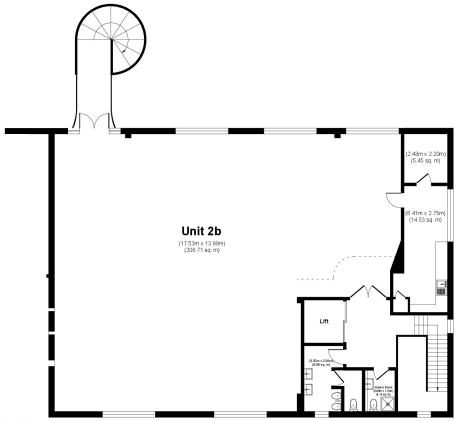
Unit 2 Progression Centre occupies a site at the northern end of Mark Road which is easily accessed via Maylands Avenue.

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.



Units 2 Progression Centre, Hemel Hempstead, HP2 7DW

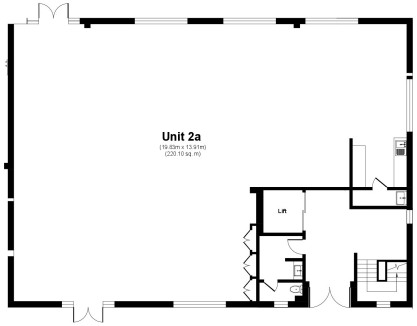


First Floor

Approximate Total Gross Internal Area: 422.42 sq. m

0 1 2 3 4 5 6 7 8 9 10

Scale 1:100 @ A2



Ground Floor

Approximate Total Gross Internal Area: 422.42 sq. m

0 1 2 3 4 5 6 7 8 9 10

Scale 1:100 @ A2

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Stated measurements are generally the longest measurements of the rooms, times by, the longest points of the room. This does not mean if you times them it will equal the room size as most rooms are not perfect rectangles.

DRAWN BY:

SBI Lease Plans

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info@sbileaseplans.co.uk

DATE: 24/02/25

Availability

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Rent	Availability
Ground	2,369	220.09	£43,000 /annum	Available
1st	2,225	206.71	£40,000 /annum	Available
Total	**4,594**	**426.80**		

Lease	New Lease
Rent	£40,000 - £83,000 per annum
Rates	£4.46 per sq ft - This is an estimate provided using the new rateable value from April 2026
Service Charge	£2.50 per sq ft
VAT	Applicable
EPC	D (95)

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