

2 AVEBURY COURT MARK ROAD HEMEL HEMPSTEAD

HP2 7TA

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2,126 Sq. ft Industrial/ Warehouse Unit – For Sale

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Image digitally edited to remove obstructive items. Building and site layout unchanged.

KEY DETAILS

- Warehouse / Workshop space
- Dedicated office space
- Established industrial estate
- Three phase power supply
- Kitchenette and WC facilities
- Roller shutter loading door
- 3 parking spaces

DESCRIPTION

Unit 2 comprises a mid-terraced, two storey business unit. The ground floor provides a storage / warehouse area benefitting from roller shutter loading access, together with a kitchenette and WC facilities. The first floor provides two interconnecting open plan rooms, together with a second WC.

The property is fitted with suspended ceilings, LED light panels and a gas supply, and benefits from three dedicated car parking spaces.

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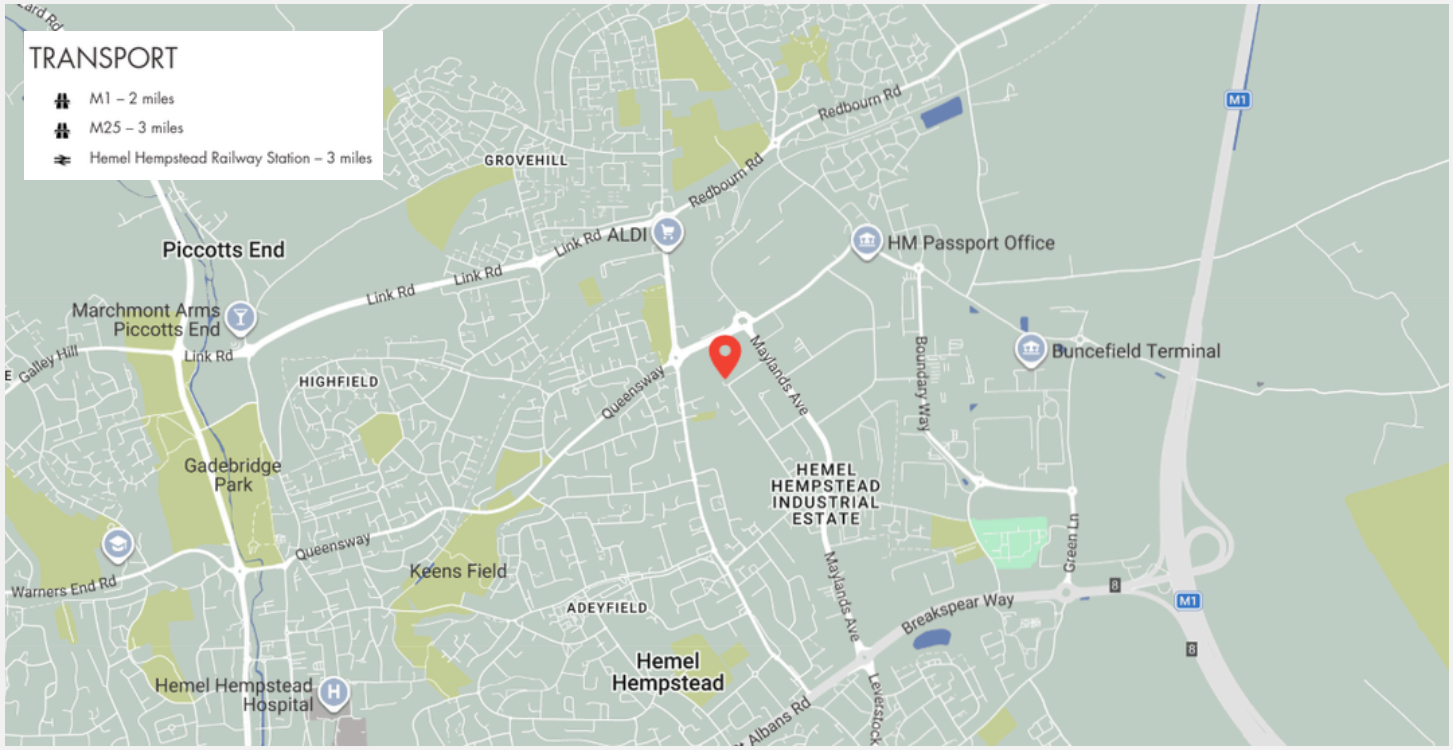
LOCATION

Avebury Court comprises a development of 17 industrial and business units, located just off Mark Road within the Maylands Business Area. The estate is well placed for the strategic road network, being approximately 2 miles from M1 Junction 8 and around 3 miles from M25 Junction 21. Hemel Hempstead town centre is approximately 2 miles away and Hemel Hempstead mainline station is circa 3 miles away, providing direct services into London Euston. The A41 dual carriageway is also close by, offering quick access to M25 Junction 20 and onward routes.







ACCOMMODATION

Two storey unit with the following approximate floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	98.79	1,063.38
First floor	98.79	1,063.38
TOTAL	**197.58**	**2,126.75**

These floor areas are approximate and have been calculated on a Gross Internal Area basis, which is the appropriate measurement basis for this property.

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PRICE

Seeking offers in the region of £485,000 for the freehold with vacant possession (£228 per sq. ft.).

EPC

This property has an EPC rating of D 91.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £25,500. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Darcouum Borough Council (01442 228000).

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

VAT

We understand the property is not elected for VAT.

CONTACT

GET IN TOUCH

June 2026

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