

An aerial photograph of an industrial yard. A red line outlines a specific area containing several buildings and a parking lot. The buildings have various roof types, including corrugated metal and gabled. The parking lot has several cars parked. To the right of the outlined area, there are more industrial structures and a large pile of debris or scrap metal.

MARK ROAD MAYLANDS HEMEL HEMPSTEAD

HP2 7DN

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Freehold Yard with Buildings
FOR SALE

KEY DETAILS

- Self-contained site
- Mixed office, warehouse & yard
- Dedicated parking on-site
- Suitable for a variety of uses
- Rare freehold opportunity
- 24/7 access

AMENITIES



Suitable For
Car Parking



24 Hour Access



Warehouse



2 Level
Loading Doors



Office



Yard
Storage



Hard Standing/
Concrete Surface



Self Contained



SITE

0.34 Acres / 0.1376 Hectares.

ACCOMMODATION

| | <i>Size Sq.m</i> | <i>Size Sq.ft</i> |
|--------------------------|------------------|-------------------|
| Offices | 223.49 | 2,405 |
| Workshop | 130.14 | 1,401 |
| TOTAL (excl Mezz) | 353.63 | 3,806 |
| Mezzanine Floor | 80.24 | 846 |

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

DESCRIPTION

The 0.34 Acre property comprises a secure, self-contained site featuring a mix of office, warehouse, and open yard accommodation. The site includes a single-storey office building fronting the entrance, with adjacent warehouse/workshop units of varying construction to the rear.

A generous concrete yard provides ample circulation space for vehicles, with a dedicated parking area for staff and visitors. The site is fully enclosed with gated access, offering operational flexibility for a range of industrial, trade counter, or open storage uses.



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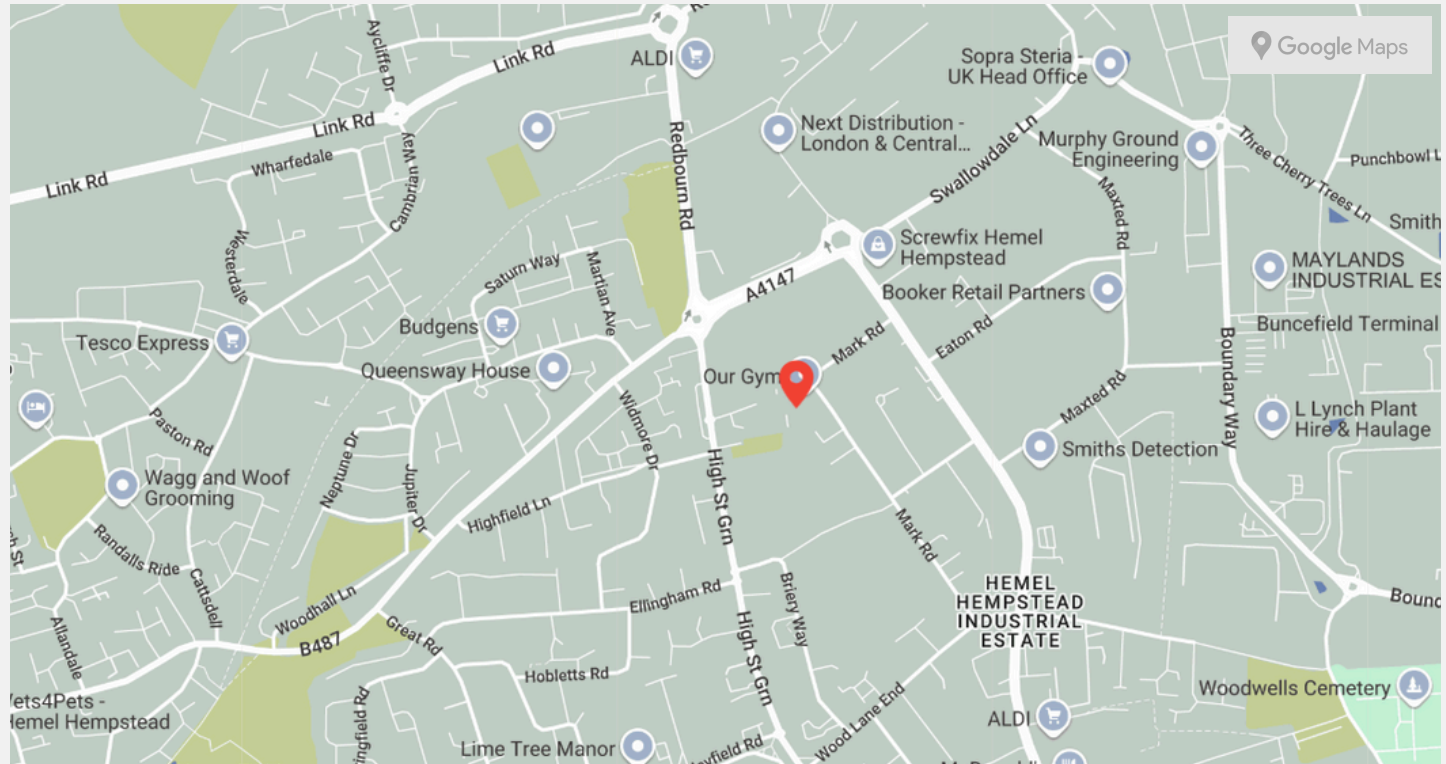
LOCATION

The site is prominently situated on Mark Road, in the heart of the established Maylands Business Area — Hemel Hempstead's principal commercial and industrial district. The location benefits from excellent connectivity, with easy access to the M1 (Junction 8) just 1.5 miles away, linking directly to the M25 (Junction 21) and the wider motorway network.

Hemel Hempstead town centre and mainline railway station are within close proximity, offering fast services to London Euston in under 30 minutes. The surrounding area is home to a strong mix of trade, industrial and logistics occupiers, including Evri, Screwfix, Grant and Stone Builders Merchants, Atlas Copco, Selco and Toolstation, reinforcing its appeal as a strategic business location.

TRANSPORT

- Hemel Hempstead station.
- London Euston in 30 minutes.
- 🛣 M1 (Junction 8) just 1.5 miles.



Warehouse



Office

TENURE

Freehold (sold with vacant possession).

PRICE

Offers invited in excess of £1.2 million.

RATES

The VOA website shows an entry in the current Rating List of £57,500. For rates payable please refer to the Local Charging Authority, Dacorum Borough Council - 01442 228000.

EPC

Further details available on request. C 60.

LEGAL COSTS

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

VAT

We understand the site is not elected for VAT and therefore VAT will not be chargeable.



CONTACT

GET IN TOUCH

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