



PROLOGIS PARK

HEMEL HEMPSTEAD

prologis.co.uk/hemelhempstead

DC5: 39,985 SQ FT (3,715 SQ M)

DC6: 34,329 SQ FT (3,189 SQ M)

AVAILABLE NOW

NEW GRADE A WAREHOUSE / DISTRIBUTION UNITS

MADE WITH YOU IN MIND



An exclusive opportunity to secure new Grade A distribution unit, in an established logistics location, strategically placed on the M1 corridor with the ability to serve London and the Midlands.

- Less than a mile to the M1 (J8) with an immediate link to the M25 (J21)
- Over 45 million people can be reached within a four and a half hour drive time
- Large, highly skilled and growing labour pool on your doorstep
- Highly visible to Breakspear Way (A414)
- Excellent local amenities in the immediate vicinity

As part of Hertfordshire IQ, we can also offer tax breaks for sustainable businesses, free business support and access to innovation networks.
www.hertsq.co.uk

PROLOGIS PARK
**HEMEL
HEMPSTEAD**

Proud to be part of



LOCAL AMENITIES

- | | |
|---|--|
| 1 | Nuffield Health, Fitness & Wellbeing Gym |
| 2 | Holiday Inn |
| 3 | Shell Garage |
| 4 | BP Garage and M&S |
| 5 | Breakspear Park |
| 6 | Jack & Jill Day Nursery |

LOCAL OCCUPIERS

- | | |
|---|----------------|
| 1 | Henkel |
| 2 | Martin Brower |
| 3 | Cormar Carpets |
| 4 | Amazon |
| 5 | Majestic Wine |
| 6 | DBD |

PROLOGIS PARK HEMEL HEMPSTEAD OCCUPIERS

- | | |
|---|------------------------|
| 1 | Let to Hermes |
| 2 | Let to Riwal |
| 3 | Let to Nile Trading |
| 4 | Let to Vitabiotics |
| 5 | Let to Chiltern Timber |
| 6 | Let to Redfit |

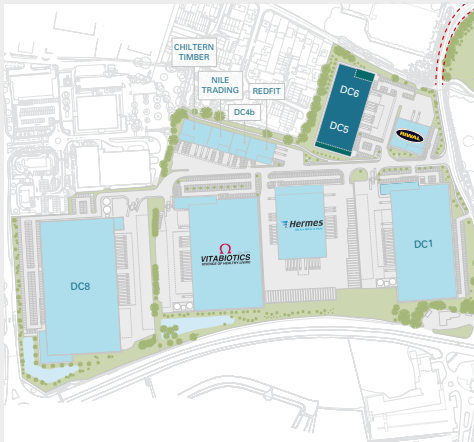
YOU HAVE HIGH STANDARDS

WE RAISE THE BAR

- B1c, B8 usage with 24/7 access
- Grade A office specification
- Ample power with 550kVA available
- High quality, managed private estate
- Landscaped environment

SUSTAINABLE FEATURES:

- Minimum BREEAM 'Very Good' accreditation
- EPC A rating
- Free energy provided with rooftop photo-voltaic array
- 15% roof light provision
- Rainwater harvesting and solar thermal hot water system
- The Planet Mark certification



OTHER BUILDINGS

DC1	149,393 sq ft	UNDER OFFER
DC2	Pre-Let to	
DC3	Let to	
DC4	Let to	CHILTERN TIMBER
DC4a	Let to	NILE TRADING
DC4b	8,784 sq ft	
DC4c	Let to	REDFIT
DC7	Let to	
DC8	225,000 sq ft	



DC5

	sq ft	sq m
Warehouse	36,122	3,356
First Floor Offices	3,863	359
Total	39,985	3,715

- 9m clear internal height
- 35m yard depth
- 1 level access / 3 dock levellers
- 40 car parking spaces
- 1 HGV parking space

DC6

	sq ft	sq m
Warehouse	31,075	2,887
First Floor Offices	3,254	302
Total	34,329	3,189

- 9m clear internal height
- 35m yard depth
- 1 level access / 3 dock levellers
- 40 car parking spaces
- 2 HGV parking spaces

Also available as one unit

PARTNERSHIP

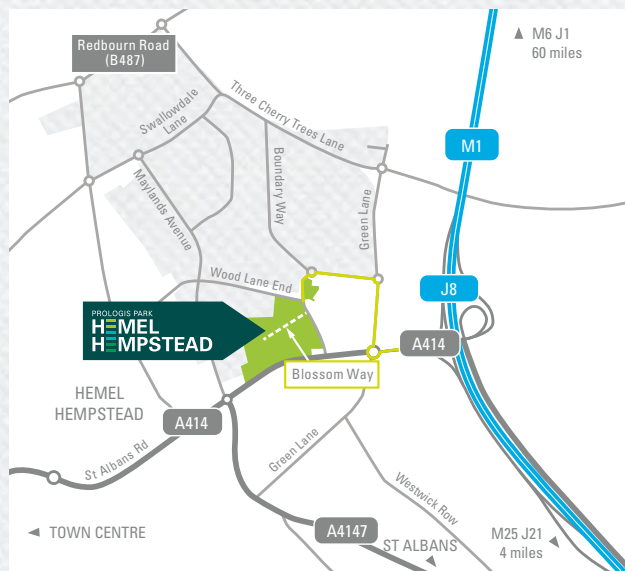
WE'RE IN IT TOGETHER



OVER 45 MILLION PEOPLE CAN BE REACHED
WITHIN A FOUR AND A HALF HOUR DRIVE TIME.

ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.



SAT NAV HP2 7EQ

ROAD

	MILES	MINS
M1 J8	<1	4
M1/M25 Interchange	4	8
M40 J1a	19	20
M4 J4b	24	24
Central London	26	70
M11 J6	28	28
M1/M6 Interchange	60	60

PORT

	MILES	MINS
Tilbury	51	55
DP World London Gateway	54	55
Southampton Port	92	90
Felixstowe	101	100

RAIL

London Euston can be reached in 26 minutes
from Hemel Hempstead Station.

ESTATE MANAGEMENT AND PARK SERVICES

At Prologis, we aim to create a high quality working environment for all our customers. Our buildings are on Prologis Parks, which we own, manage and maintain, so when customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations.



GREEN
TRAVEL PLAN



AMENITY
SPACE



POCKET
PARK



SNOW CLEARANCE/
ROAD GRITTING



MAINTAINED
LANDSCAPING



LITTER
PICKING



PARK
SIGNAGE



CUSTOMER
ESTATE MEETINGS



MAINTAINED
PARK DRAINAGE



ON-SITE
SECURITY PATROLS



ON-SITE PARKING
CONTROLS



DEDICATED
CCTV



COMMUNITY
LIAISON



MAINTAINED
PRIVATE ROADS

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TERMS
Available on flexible leasehold terms
on a full repairing and insuring basis.
prologis.co.uk/hemelhempestead

Conditions under which particulars are issued:
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