

To Let

465,000 Sq Ft

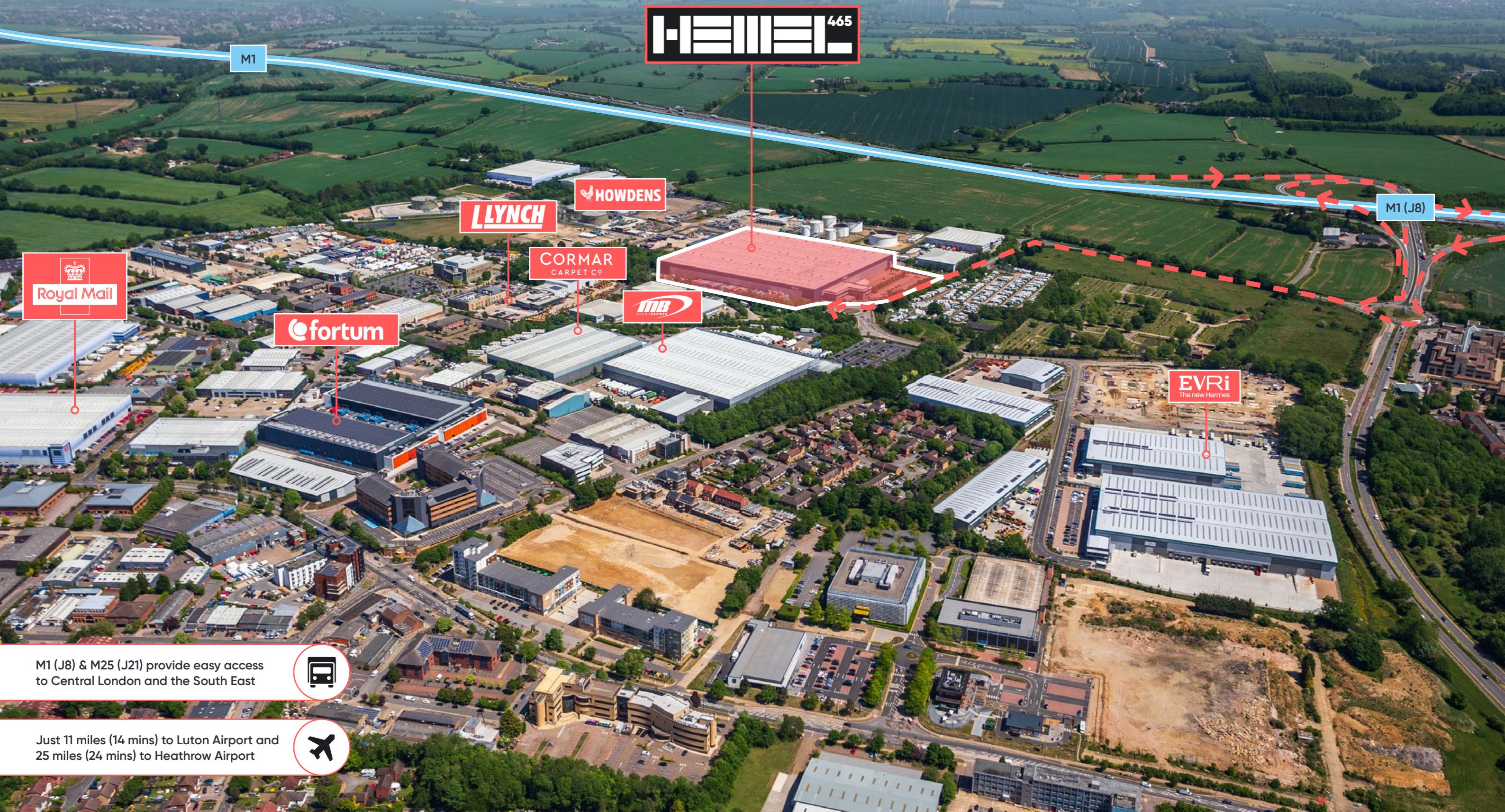
Excellent M1 Access

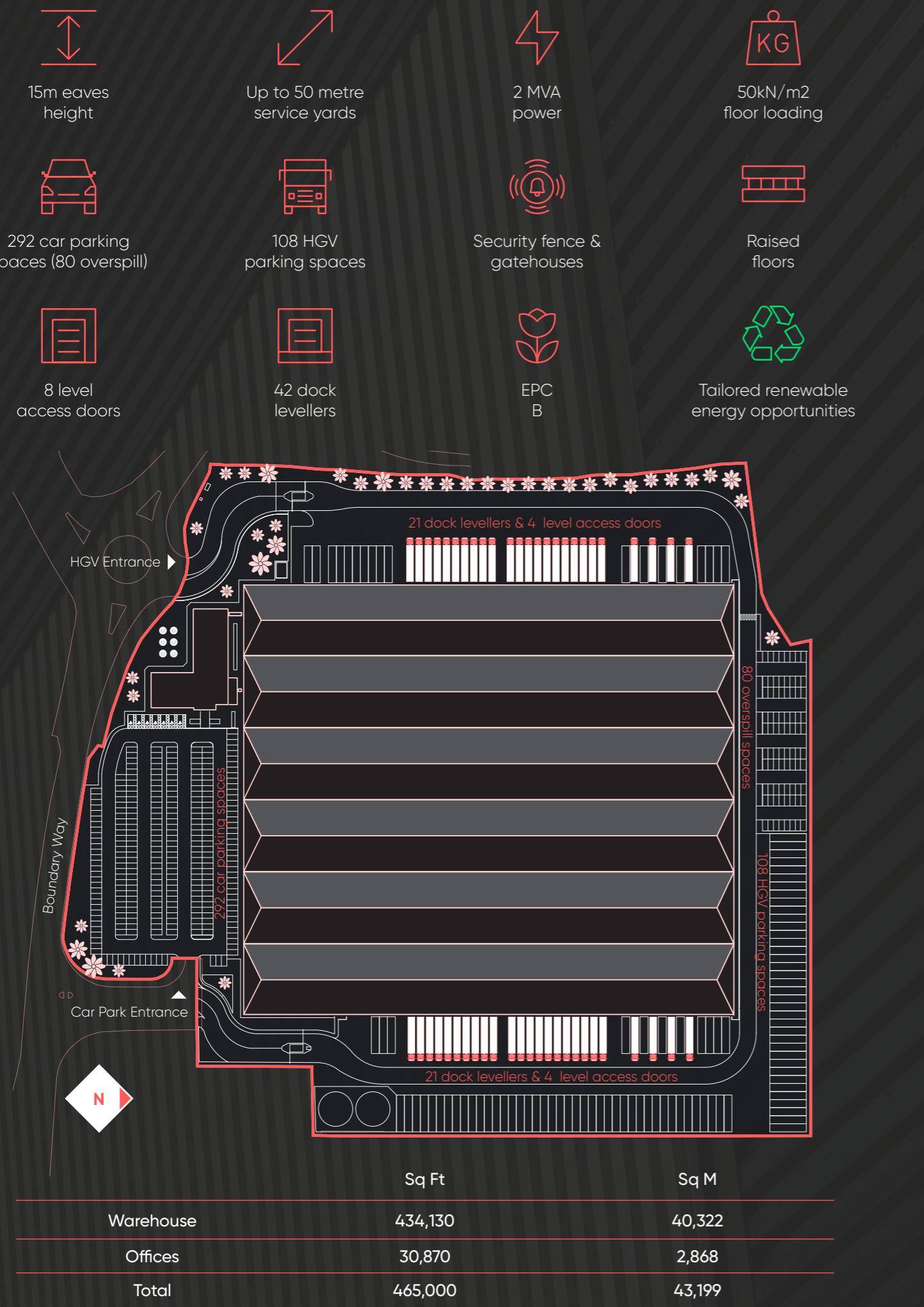


Boundary Way, Hemel Hempstead, **HP2 7HZ**

The largest available distribution warehouse within 25 miles of Central London

Hemel 465 is an established logistics location providing excellent motorway access to London, the wider South East and national motorway network. Home to a number of major distributors including Royal Mail, Hodwens, Evri, ASOS, Wickes, Amazon, and Next.





Cross Docked Distribution Warehouse with Enhanced Specification



Photographs taken pre-tenant occupation



Connectivity & Demographics




6.2% of Workers employed in transport and storage (above the national average)


Highly skilled workforce of 96,400 (78% NVQ 2 or above)


Lower average wages compared to nearby Milton Keynes, Watford and Luton

Location

The site's strategic location, at Junction 8 of the M1, makes it prime to serve both the London and Midlands markets and the only building of its type in a position to do so. The whole of southern and central England is within a 3.5 hr HGV drivetime as far north as the M62 Liverpool to Hull motorway.

Further Information

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