

To Let

465,000 Sq Ft

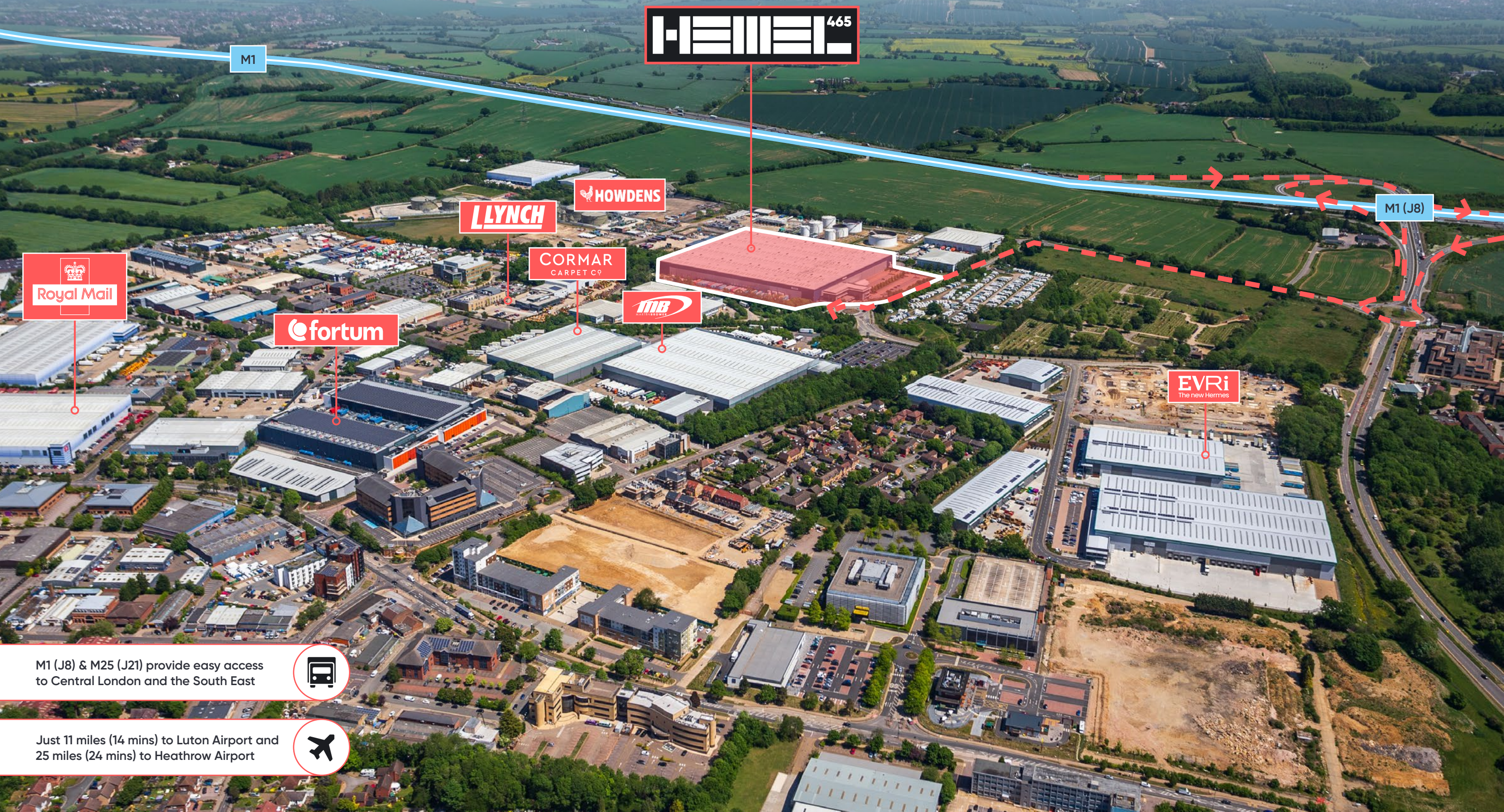
Excellent M1 Access



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

The largest available distribution warehouse within 25 miles of Central London

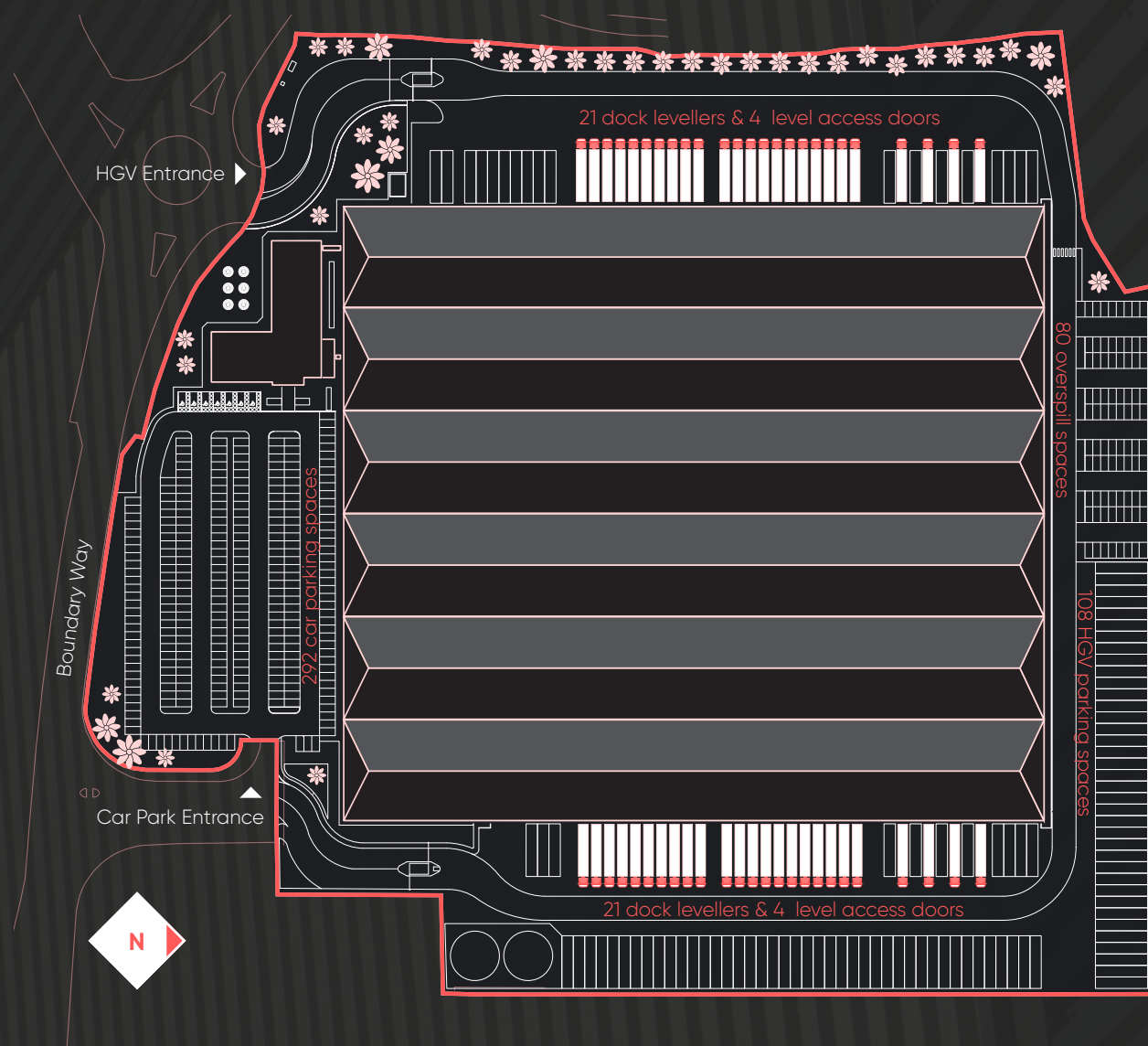
Hemel 465 is an established logistics location providing excellent motorway access to London, the wider South East and national motorway network. Home to a number of major distributors including Royal Mail, Howdens, Evri, ASOS, Wickes, Amazon, and Next.



M1 (J8) & M25 (J21) provide easy access
to Central London and the South East

Just 11 miles (14 mins) to Luton Airport and
25 miles (24 mins) to Heathrow Airport

- 15m eaves height
- Up to 50 metre service yards
- 2 MVA power
- 50kN/m2 floor loading
- 292 car parking spaces (80 overspill)
- 108 HGV parking spaces
- Security fence & gatehouses
- Raised floors
- 8 level access doors
- 42 dock levellers
- EPC B
- Tailored renewable energy opportunities



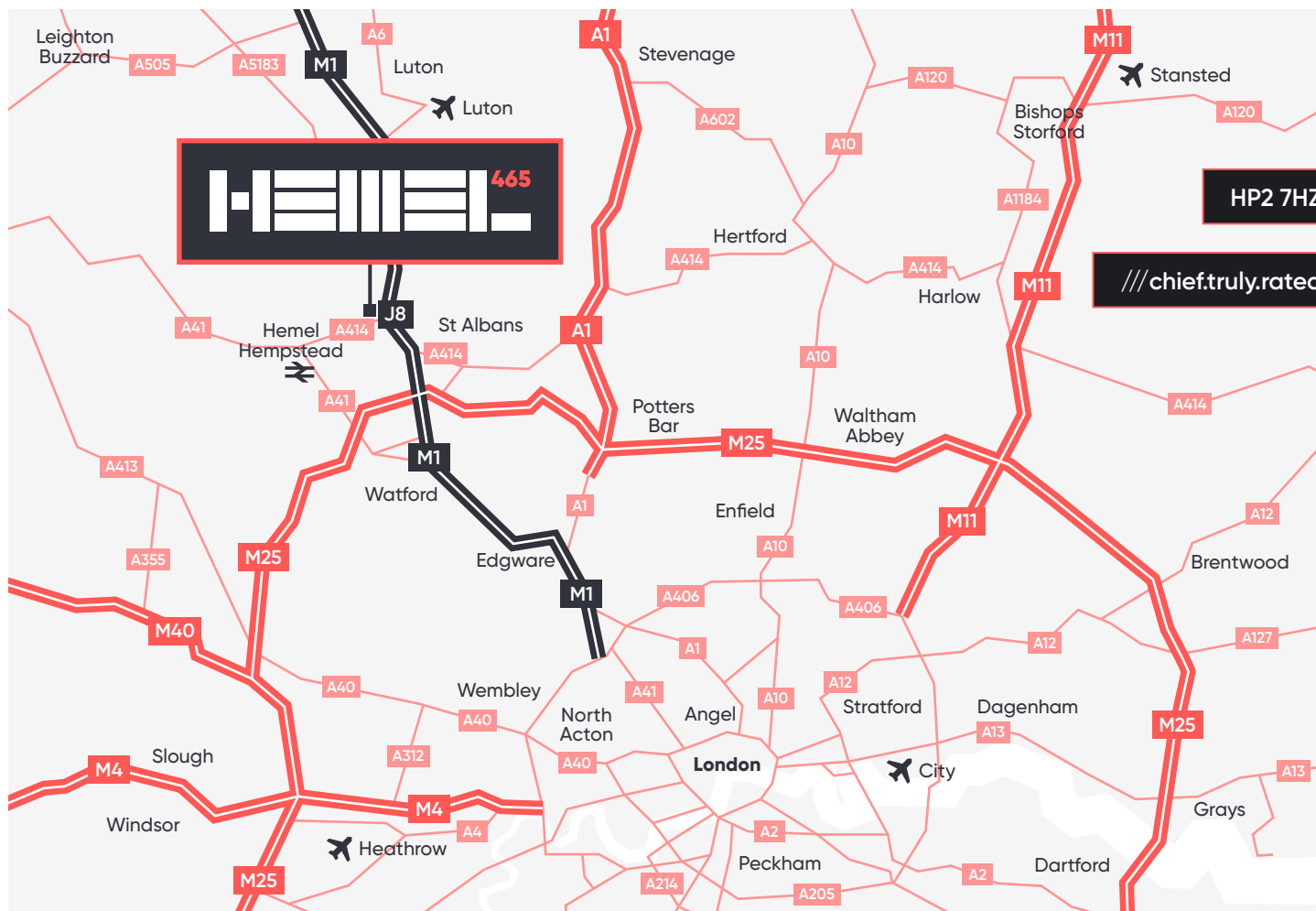
	Sq Ft	Sq M
Warehouse	434,130	40,322
Offices	30,870	2,868
Total	465,000	43,199

Cross Docked Distribution Warehouse

with Enhanced Specification



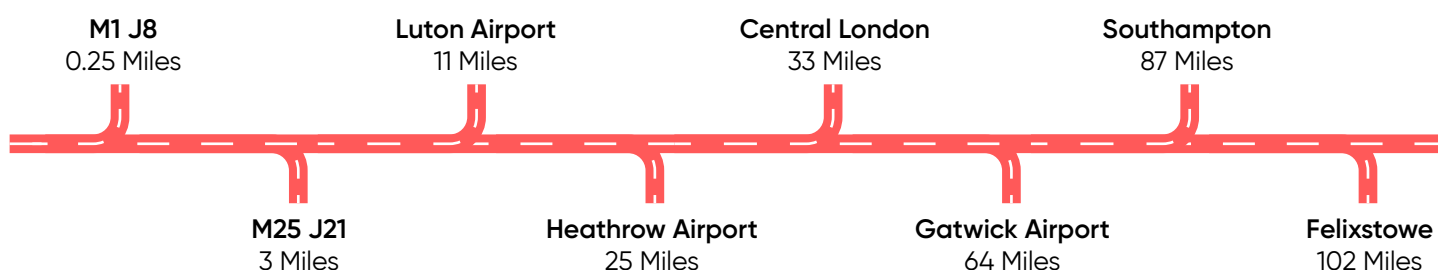
Photographs taken pre-tenant occupation



HP2 7HZ

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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

CBRE

Will Abbott
william.abbott@cbre.com
07827 946 281

Hannah Stainforth
hannah.stainforth@cbre.com
07500 990 467