

Unit DC4 Prologis Park, Hemel Hempstead HP2 7EQ

High Quality Industrial/logistics Unit - 14,252 Sq. Ft.



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Description

Constructed in 2019, the high quality industrial/logistics unit provides level access to the ground floor warehouse. The building and yard is fenced and secure with electric gates for access and loading. With a Grade A office specification, the unit provides an ideal opportunity for a logistics business to house their head office at the site with a suitable welfare area for staff. The wider estate is monitored by the landlord to provide a secure business environment.

Headlines

- 8m clear internal height
- 2 Level access loading doors
- 39m yard depth
- 100KVA power supply
- E(g)iii, B8 usage with 24/7 access
- EPC A rating
- 15% roof lighting provision
- Grade A office specification
- 2 electric car charging spaces

- 18 parking spaces
- Free energy provided with rooftop photo-voltaic array

Location

Strategically located for access to junction 8 of the M1, with the M25 being only 4 miles away. The property is close to local amenities such as shops, gym and a nursery.

Prologis Parks are owned, managed and maintained by Prologis, as such customers on their estates can benefit from a range of park-wide services designed to support business operations. The estate benefits from 2 bus routes within ½ mile and Hemel Hempstead train station is within a 10 minute drive and provides a fast and frequent service to London Euston (30 mins approx).

Over 70% of Great Britain's population (45M people) can be reached within a 4½ hour drive time offering exceptional accessibility to customers and cost efficiencies.

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Photos



Accommodation

Floor	sq ft	sq m
Ground Floor Warehouse	12,476	1,159
First Floor Offices	1,776	165
Total	14,252	1,324

Terms

The property is available on the basis of a sublease for a term to be agreed or an assignment of the existing lease until 12th February 2029.

Alternatively a new lease direct from the landlord may be agreed by way of separate negotiations.

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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