

rise

Hemel Hempstead

52,228 sq ft (4,852 sq m)
High Quality Logistics Unit
Available Q3 2024

Elevate your workspace

risehemel.co.uk



key

- | | | | |
|----------------|-------------------|---------------------|------------------|
| 1 Aldi | 5 Holiday Inn | 9 Nuffield Health | 13 Lok n Store |
| 2 Costa Coffee | 6 KFC | 10 One Stop | 14 Tesco Express |
| 3 Domino Pizza | 7 M&S Simply Food | 11 Starbucks Coffee | 15 Toby Carvery |
| 4 Greggs | 8 McDonald's | 12 Subway | 16 Travelodge |



Rise Hemel is conveniently located, being just 1 mile from J8 M1 and 3 miles the A41.

The site is close to local amenities including Maylands Plaza, Aldi, Costa Coffee, McDonald's and Nuffield Health Fitness & Wellbeing Gym. Hemel Hempstead railway station and Marlowes shopping centre are less than a 10 minute drive away.

..... Car route
—— HGV route

Duxons Turn

Maylands Avenue A4147

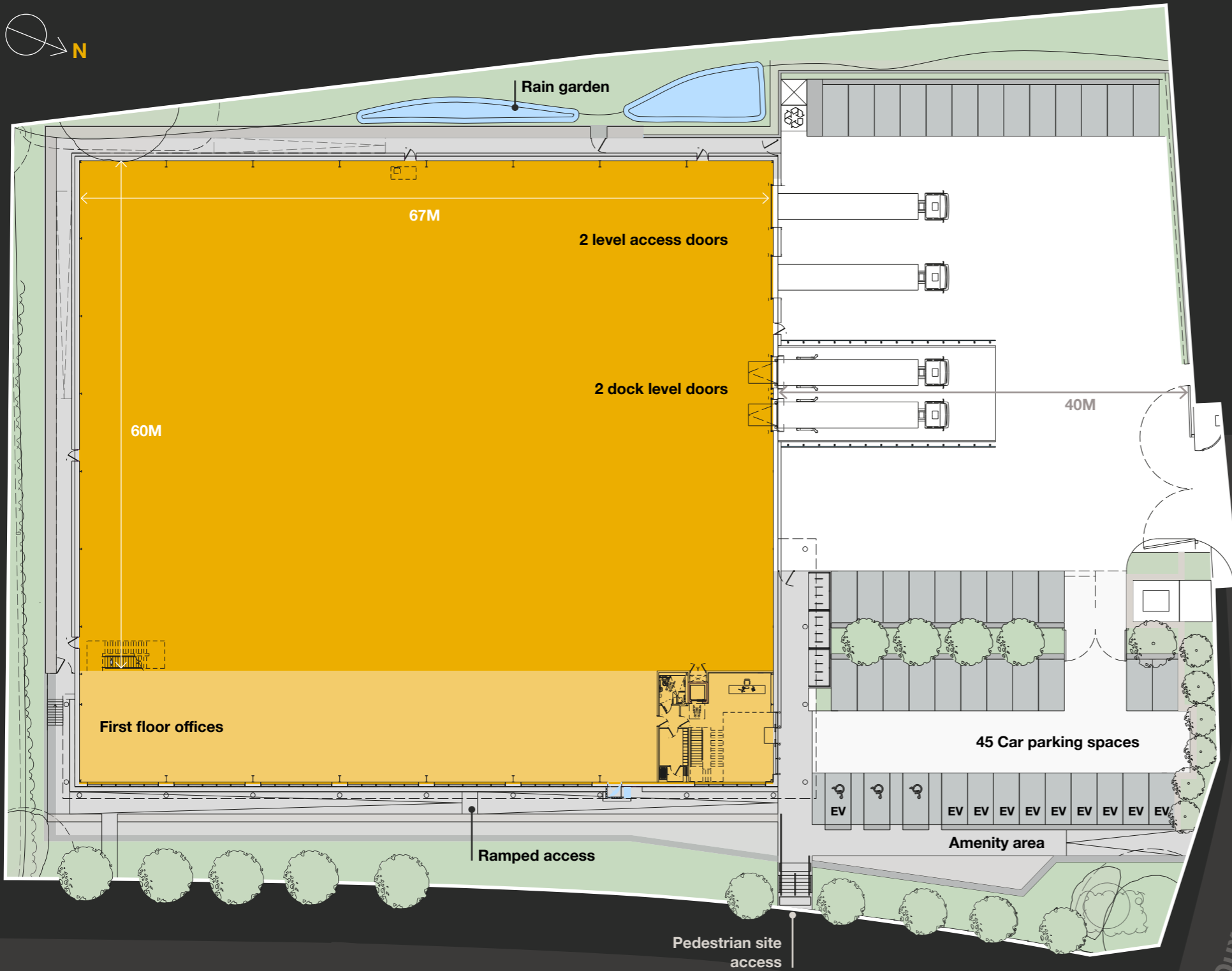
M1 J8

A414

rise

Hemel Hempstead town centre

For more information go to:
risehemel.co.uk



rise Hemel Hempstead



Maylands Avenue A4147

	sq m	sq ft
Ground Floor	4,132	44,478
First Floor Offices	720	7,750
Total (GEA)	4,852	52,228

external

- 45 car parking spaces, 3 disabled spaces, 9 active EV spaces
- 24 cycle parking spaces
- Landscaped setting
- 40m secure yard
- LED security lighting

power

450kVA available

ground floor

- 2 dock level doors
- 2 level access doors
- 12m clear internal height
- Showers, lockers and changing facilities

first floor

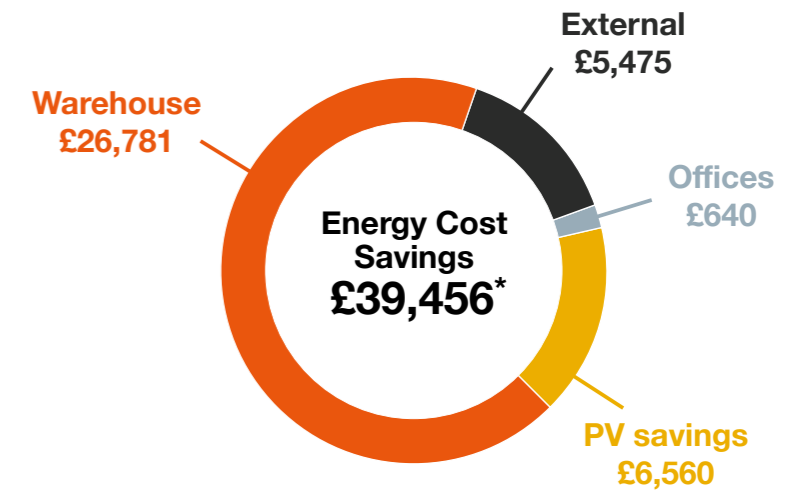
- LED lighting with PIR system
- VRF heating/cooling system
- Grade-A office fit out

For more information go to:
risehemel.co.uk

Rise Hemel is a grade-A warehouse unit within landscaped surroundings, including a rain garden to allow up to 30% more water absorption.

Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Targeting ratings of BREEAM 'Outstanding' and EPC Rating 'A'.

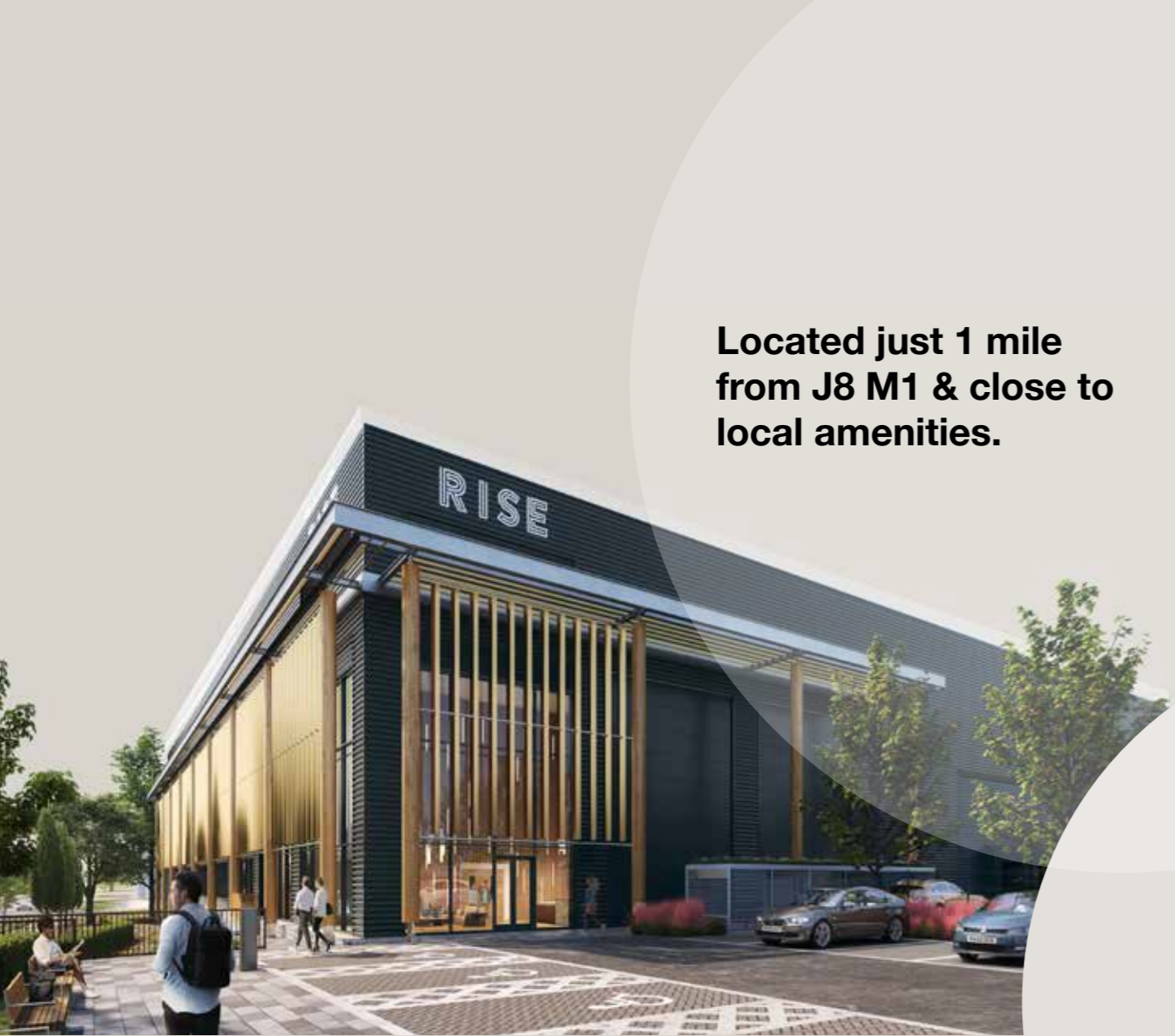
Rise has been designed with a load bearing capacity that will allow a 100% solar PV installation.



NET ZERO
CARBON
CONSTRUCTION
EPC A
BREEAM
OUTSTANDING

Indicative CGI
*Savings estimates are compared to a 20 year old building of the equivalent size.

For more information go to:
risehemel.co.uk



Located just 1 mile from J8 M1 & close to local amenities.

Satnav:
HP2 4SJ
what3words:
///visa.labels.towns



For further information contact our agents:

adroit
REAL ESTATE ADVISORS
01442 506770
adroitrealestate.co.uk

Lloyd Spencer
07768 480937
lspencer@adroitrealestate.co.uk

Steve Williams
07860 708665
swilliams@adroitrealestate.co.uk

Mark Gill
07702 895010
mgill@adroitrealestate.co.uk

bf
01442 263033
brasierfreeth.com

Claire Madden
07540 107824
claire.madden@brasierfreeth.com

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Felix Sharman
07712 431588
felix.sharman@brasierfreeth.com

Location	Drive times in minutes	Miles
M1 J8	3	1
M25 J6a	7	4
A1	22	10
M40	21	18
A406	23	18

Hemel Hempstead	4	1
St Albans	13	5
Watford	15	9
Staples Corner	20	18
Park Royal	37	23
Central London	69	26

Map data: Google ©2023

A development by:



risehemel.co.uk

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. J015953 07 23 Tasseldesign.co.uk