

DC4 LET TO CHILTERN TIMBER  
& DC4a LET TO NILE TRADING



PROLOGIS PARK

**HEMEL  
HEMPSTEAD**

[prologis.co.uk/hemelhempstead](https://prologis.co.uk/hemelhempstead)

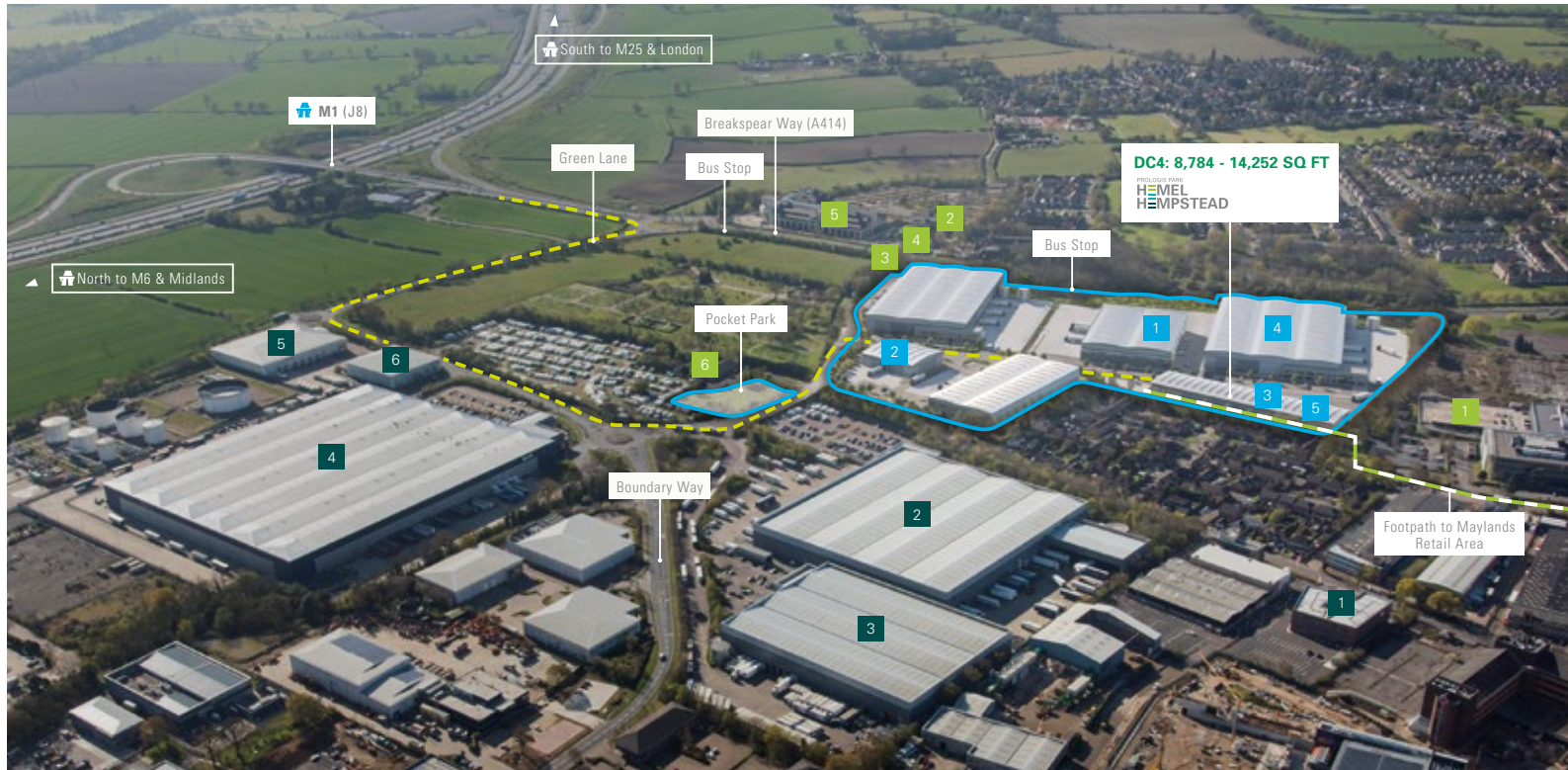
**DC4B: 8,784 SQ FT (816 SQ M)  
DC4C: 13,741 SQ FT (1,276 SQ M)  
AVAILABLE NOW**

**NEW GRADE A WAREHOUSE / DISTRIBUTION UNITS**





# MADE WITH YOU IN MIND



An exclusive opportunity to secure new Grade A warehouse space, in an established logistics location, strategically placed on the M1 corridor to best 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

## 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 Pre-Let to Hermes
- 2 Let to Riwal
- 3 Let to Nile Trading
- 4 Let to Vitabiotics
- 5 Let to Chiltern Timber

## YOU HAVE HIGH STANDARDS

# DC4 RAISES THE BAR

- B1c, B8 usage with 24/7 access
- Grade A office specification
- 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
- 2 electric car charging spaces per building



### OTHER BUILDINGS

DC1	149,393 sq ft	
DC2	Pre-Let to	
DC3	Let to	
DC5	39,985 sq ft	
DC6	34,329 sq ft	
DC7	Let to	
DC8	225,000 sq ft	

## DC4 LET TO CHILTERN TIMBER

	sq ft	sq m
Warehouse	12,476	1,159
First Floor Offices	1,776	165
<b>Total</b>	<b>14,252</b>	<b>1,324</b>

- 8m clear internal height
- 39m yard depth
- 1 level access
- 18 car parking spaces
- Self contained yard

## DC4a LET TO NILE TRADING

	sq ft	sq m
Warehouse	9,991	928
First Floor Offices	1,411	131
<b>Total</b>	<b>11,402</b>	<b>1,059</b>

- 8m clear internal height
- 17m yard depth
- 1 level access
- 12 car parking spaces
- Self contained yard

## DC4b

	sq ft	sq m
Warehouse	7,591	705
First Floor Offices	1,193	111
<b>Total</b>	<b>8,784</b>	<b>816</b>

- 8m clear internal height
- 20m yard depth
- 1 level access
- 10 car parking spaces
- Self contained yard

## DC4c

	sq ft	sq m
Warehouse	11,845	1,100
First Floor Offices	1,896	176
<b>Total</b>	<b>13,741</b>	<b>1,276</b>

- 8m clear internal height
- 40m yard depth
- 2 level access
- 12 car parking spaces
- Self contained yard



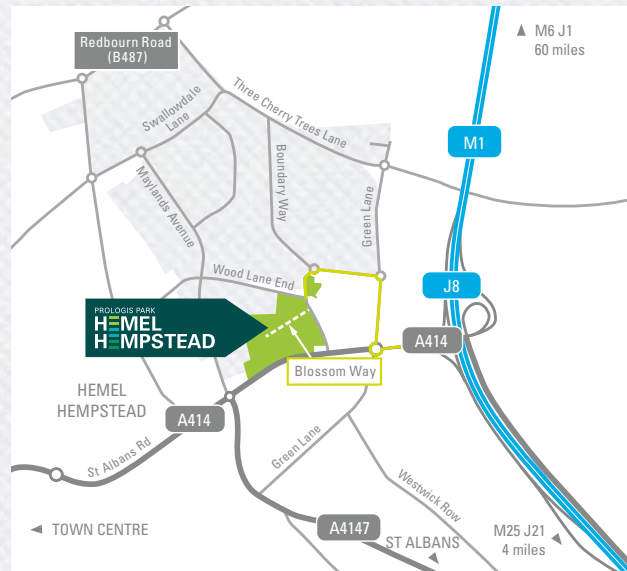
# PARTNERSHIP WE'RE IN IT TOGETHER



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](http://prologis.co.uk/hemelhempestead)

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