

# HEMEL ONE

BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU

HIGH QUALITY OFFICE SUITES FROM 1,527 TO 11,685 SQ FT  
WITH A TOTAL OF 35,491 SQ FT AVAILABLE TO LET



# THE ONE

## AN IMPRESSIVE FOUR STOREY OFFICE BUILDING WHICH HAS BEEN EXTENSIVELY REFURBISHED WITH A 150 SEAT ON-SITE CAFE.



The building provides a total of 96,000 sq ft of high quality refurbished air-conditioned office accommodation with a 150 seat on-site café/restaurant offering a full breakfast and lunch service.

There are a variety of suites available from 1,527 to 11,685 sq ft with a total of 35,491 sq ft available to let. The building is set within an attractive mature landscaped campus and has already attracted major occupiers including Kodak, KCOM, Lorica, City Transport, NHS and Wipro.





# HEMEL ONE

## HEMEL ONE

### GROUND FLOOR

Suite A:  
Suite B: Restaurant  
Suite C:  
Suite D: Ipswich Insurance Brokers Ltd.  
Suite E: Hargreaves Ltd.

### FIRST FLOOR

Suite A: Vigneto Ltd.  
Suite B:  
Suite C: City Transport Solutions Ltd.  
Suite D:

### SECOND FLOOR

Suite A: Kwik-Kwik Alarms Ltd.  
Suite B: NHS Forth Valley Clinical Commissioning Group  
Suite C:

### THIRD FLOOR

Suite A: VCOM GROUP PLC  
Suite B:



# AT ONE

**FLEXIBLE OFFICE SOLUTIONS WITH SUITES  
AVAILABLE FROM 1,527 TO 11,685 SQ FT.**



HEMEL ONE, BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU



## AMENITIES

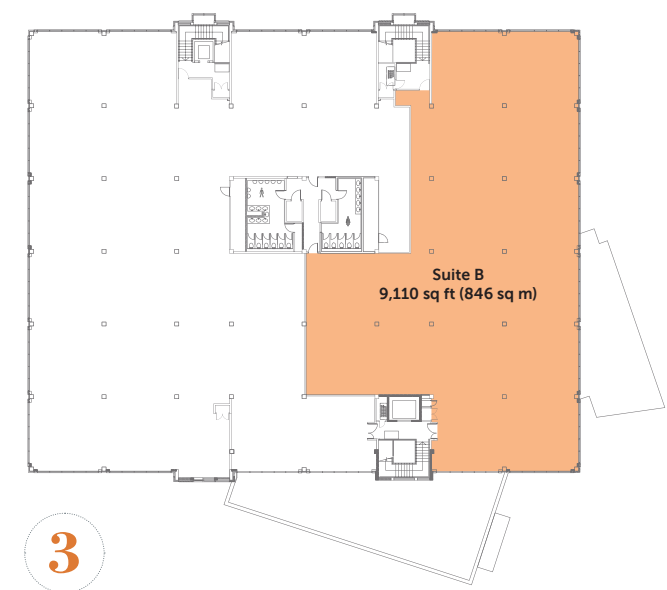
- Refurbished reception with new desk and branding throughout
- Air-conditioning
- Full access raised floors
- New carpets
- Refurbished WCs and showers on each floor
- New ceilings with LED lighting on motion sensors
- On-site café/restaurant
- High speed fibre connectivity
- 24/7 security/access
- UPS power supply
- Parking (1:250 sq ft)
- Additional car parking on licences, subject to availability

## ACCOMMODATION

Suite (IPMS3 Measurements)	sq ft	sq m
Ground floor Suite A	7,392	687
Ground floor Suite C	1,527	142
First floor Suite B	11,685	1,086
First floor Suite D	5,777	537
Third floor Suite B	9,110	846
<b>Total</b>	<b>35,491</b>	<b>3,298</b>

## EPC

The property has an EPC Rating of D(88).





# WELL POSITIONED

**HEMEL ONE IS IDEALLY LOCATED  
CLOSE TO A MIX OF LEISURE, RETAIL  
& HOTEL FACILITIES.**

Jarman Square leisure complex is Hemel Hempstead's number one leisure destination and is only 5 minutes from Hemel One. It includes a multiplex cinema, 7 restaurants, ice rink, gym and kids play centre. Adjacent to this complex is The Snow Centre, London's closest indoor 160m ski slope, with a Slope Bar, Alpine bar and restaurant.

For the ultimate fitness and wellbeing experience, Nuffield Health with its modern gym, swimming pool, fitness classes, creche and café, are only 3 minutes away as well as Travelodge and Holiday Inn hotels.

In the immediate area and only 2 minutes away is Maylands Plaza, a new residential and retail development which is now home to Tesco, Starbucks and Greggs.

Adjacent to Hemel One is One Stop Doctors, a new state-of-the-art Outpatient Clinic offering an extensive range of outpatient services.

**2**

**minutes**

to the retail facilities  
at the new  
Maylands Plaza



**3**

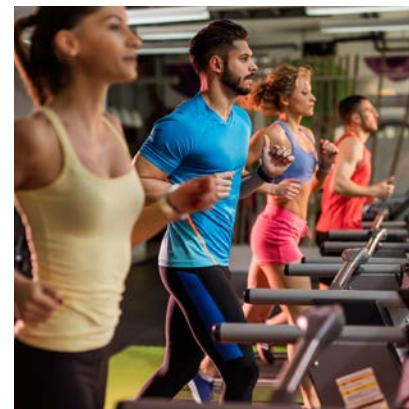
**minutes**

to the Nuffield Health  
Fitness and  
Wellbeing Gym



**7**

**restaurants,**  
a cinema, ice rink &  
kids play area at  
Jarman Square



**6**

**minutes**

to The Snow Centre,  
Hemel Hempstead's  
160m indoor  
ski slope





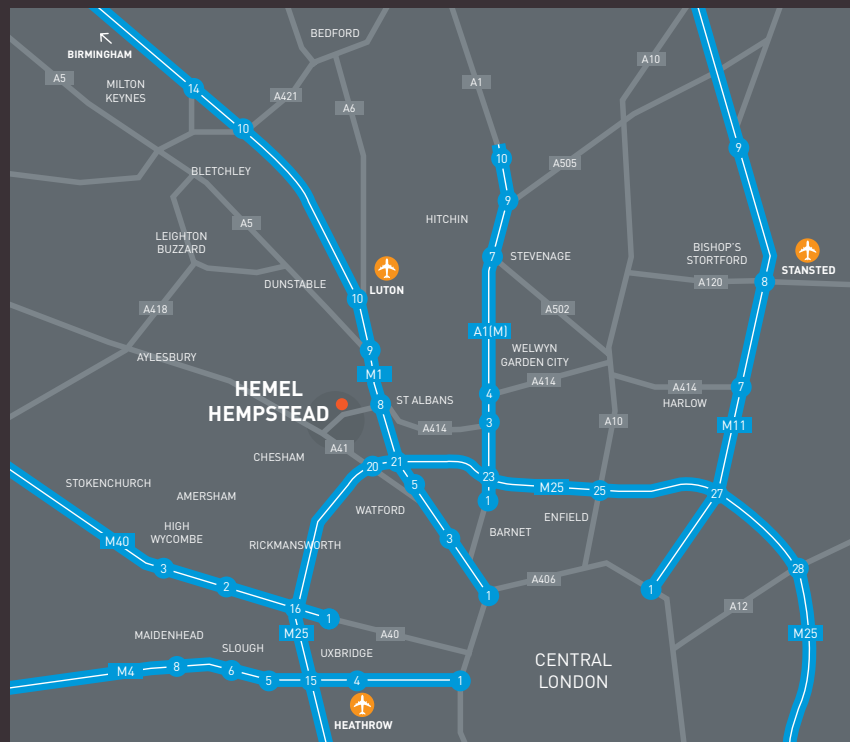
**1 MILE FROM  
JUNCTION 8  
OF THE M1**

**12 MILES FROM  
LONDON LUTON  
AIRPORT**

**26 MINUTES  
TO LONDON  
EUSTON**

## CONNECTING THE MODERN BUSINESS NATIONALLY & INTERNATIONALLY.

Hemel One is located 25 miles north west of London and within 12 miles of Luton airport and 25 miles of Heathrow airport, providing excellent access for global occupiers. Hemel One is situated only a 2 minutes drive from Junction 8 of the M1, providing easy and quick access to the motorway network including the M25, which is less than 4 miles away. With Hemel Hempstead mainline station only 3.7 miles away, travel by rail is easily accessible with a fastest journey time to London Euston only 26 minutes.



### BY ROAD

M1	1 mile
Hemel Hempstead Station	3.7 miles
M25	4 miles
St Albans	12 miles
Watford	25 miles
Welwyn Garden City	25 miles
Central London	65 miles
Milton Keynes	65 miles



### LONDON'S AIRPORTS

Luton Airport	12 miles
Heathrow Airport	25 miles
Stansted Airport	45 miles
Gatwick Airport	65 miles



### BY RAIL

Watford Junction	11 minutes
Wembley Central	22 minutes
London Euston	26 minutes
Milton Keynes	29 minutes
Shepherd's Bush	35 minutes
Kensington Olympia	37 minutes
Clapham Junction	47 minutes
Northampton	49 minutes
Birmingham	86 minutes

\*All travel times & distances are approximate.

# HEMEL ONE

BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU

hemelone.com



**Trevor Church**

Email: [trevor.church@brasierfreeth.com](mailto:trevor.church@brasierfreeth.com)  
Ddi: 01442 298808

**brasier  
freeth.**

**01442 263033**  
[www.brasierfreeth.com](http://www.brasierfreeth.com)

**Paul Smith**

Email: [paulsmith@brayfoxsmith.com](mailto:paulsmith@brayfoxsmith.com)  
Ddi: 020 7629 5572

**bray  
fox  
smith** [brayfoxsmith.com](http://brayfoxsmith.com)  
**020 7629 5456**