

TO LET

UNITS RANGE FROM 5,006-11,126 SQ FT

New Warehouse/Industrial units with ancillary Trade Counter



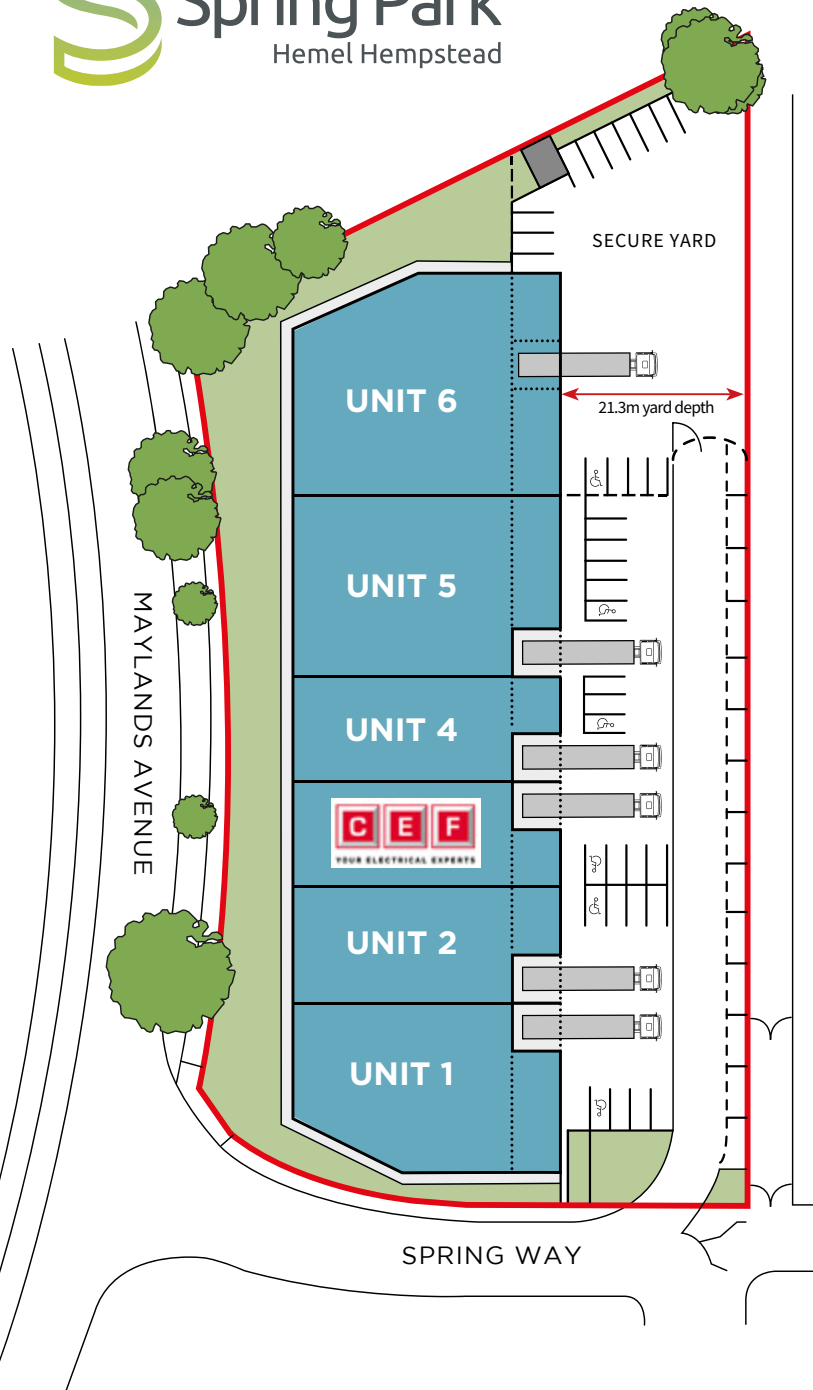
UNIT 3
LET TO CITY
ELECTRICAL
FACTORS



SPRING WAY | MAYLANDS AVENUE | HEMEL HEMPSTEAD | HP2 7ER







Specification

- 6m minimum clear internal height
- Full height electric loading doors
- 37.5kN per sq m floor loading
- Fully fitted first floor offices
- 15% warehouse roof lights
- Ability to combine units
- Unit 6 - private gated yard
- Barrier at entrance to estate

Planning use

B1 (c), B2 and B8 with ancillary Trade Counter.

Accommodation

Unit	Offices		Warehouse		TOTAL	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
1	1,616	150.1	5,484	509.5	7,100	659.6
2	1,124	104.4	4,148	385.4	5,272	489.8
3	CITY ELECTRICAL FACTORS					
4	1,058	98.3	3,948	366.8	5,006	465.1
5	1,695	157.5	6,480	602	8,175	759.5
6	2,305	214.1	8821	819.5	11,126	1,033.6

*Areas are approximate on a GEA basis



Green credentials



At Spring Park we have employed the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a reduction in CO₂ emissions over 2013 Buildings Regulations Part L. As a result occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Electric car charging points



Location

Spring Park is prominently situated at the junction of Spring Way and Maylands Avenue (A4147), the principal spine road of the Maylands Business Area of Hemel Hempstead. Junction 8 of the M1 motorway is within 1.5 miles of the property from where the strategic junction of the M1 and M25 is only 3 miles to the south. Nearby towns include St Albans (7 miles) and Watford (8 miles). Hemel Hempstead town centre (2 miles), station and access to the A41 dual carriageway are approximately 3 miles away.

Travel Distances



BY ROAD:

M1 (Junction 8)	1.5 miles
Hemel Hempstead Town Centre	2 miles
M25 (Junction 21)	4 miles
Central London	26 miles



RAILWAY STATIONS:

Hemel Hempstead	3 miles
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AIRPORTS:

Luton Airport	12 miles
Heathrow Airport	24 miles



www.springtradepark.co.uk

Terms

The units are available to let.

Further information available through the joint agents

**brasier
freeth.**

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A development by:

Chancerygate **M&G**
REAL ESTATE

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted May 2019.

Spring Park Hemel Hempstead

Schedule of Gross External Areas

Unit	Offices		Warehouse		Total		Status
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
1	1,625	150.1	5,484	509.5	7,100	659.6	Available
2	1,124	104.4	4,148	385.4	5,272	498.8	Available
3	949	88.2	3,536	328.5	4,485	416.6	LET TO CITY ELECTRICAL FACTORS
4	1,058	98.3	3,948	366.8	5,006	465.1	Available
5	1,695	157.5	6,480	602.0	8,175	759.5	Available
6	2,305	214.1	8,821	819.5	11,126	1,033.6	Available

For further information, please contact:-

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