

PROLOGIS PARK
HMEL
HMPSTEAD

prologis.co.uk/hemelhempstead

An exclusive opportunity to secure new Grade A industrial / distribution space, in an established logistics location, strategically placed on the M1 corridor to best serve London and the Midlands.

- Buildings from 8,784 to 169,003 sq ft
- Less than a mile to the J8 M1 with an immediate link to the J21 M25
- Over 45 million people can be reached within a four and a half hour drive time
- Large, highly skilled labour pool on your doorstep
- Excellent local amenities in the immediate vicinity
- Available from Q4 2018

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
- 7 One Stop Doctors

LOCAL OCCUPIERS

- 1 Henkel
- 2 Martin Brower
- 3 Cormar Carpets
- 4 UTC Aerospace
- 5 Hemel One
- 6 Amazon
- 7 Majestic Wine
- 8 DBD
- 9 Smiths Detection

PROLOGIS PARK HEMEL HEMPSTEAD OCCUPIERS

- 1 Pre-Let to Hermes
- 2 Let
- 3 Let to Nile Trading



URBAN CENTRE &
NATURAL COUNTRYSIDE

AN IDEAL
ENVIRONMENT
FOR **YOUR** STAFF

Hemel Hempstead is currently undergoing major improvements and development. Dacorum Borough Council has invested £30 million into a regeneration programme to transform the town, making it a more attractive place to work, live and visit. Occupiers, residents and visitors will benefit from the 130,000 sq ft retail park off of Maylands Avenue, which has already secured major brands including Aldi, Costa Coffee and McDonald's. In the coming years Hemel Hempstead will see significant growth as a result of the development of 17,000 new homes by 2036.

Hemel Hempstead is surrounded by outstanding natural countryside providing a space for employees and their families to enjoy.

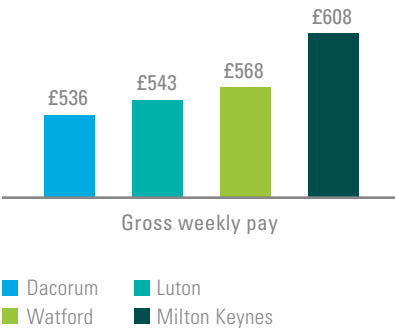
The unique combination of connectivity, access to skilled labour, amenities and unspoilt countryside makes Hemel Hempstead an excellent destination.

A SKILLED LABOUR POOL

MEANS MORE OF THE
PEOPLE **YOU** NEED

Hemel Hemsptead is located at the heart of Dacorum, which has a highly skilled workforce of 96,400. 78% are educated to NVQ 2 or above, nearly three-quarters are employed in managerial, professional or skilled roles and 6.2% in transport and storage, compared with 4.7% for GB.

EARNINGS BY PLACE
OF WORK*



*Source Nomis 2016



£30 MILLION
TOWN CENTRE
REGENERATION
PROGRAMME



85% OF DACORUM
BOROUGH IS UNSPOILT
COUNTRYSIDE & RURAL
ATTRACTIONS



Indicative Image



Indicative Image



Indicative Image

INCREASED ACCESSIBILITY

A LOCATION THAT DRIVES YOUR TIMES DOWN

Located less than a mile from J8 M1, providing an immediate link to the national motorway network with direct access to the M25 / London to the south and the Midlands, via the M6, and Leeds to the north.

Heathrow Airport, Southampton Port and Daventry International Rail Freight Terminal are all within 90 minutes providing direct access to major UK and European destinations.

IN THE ENTERPRISE ZONE

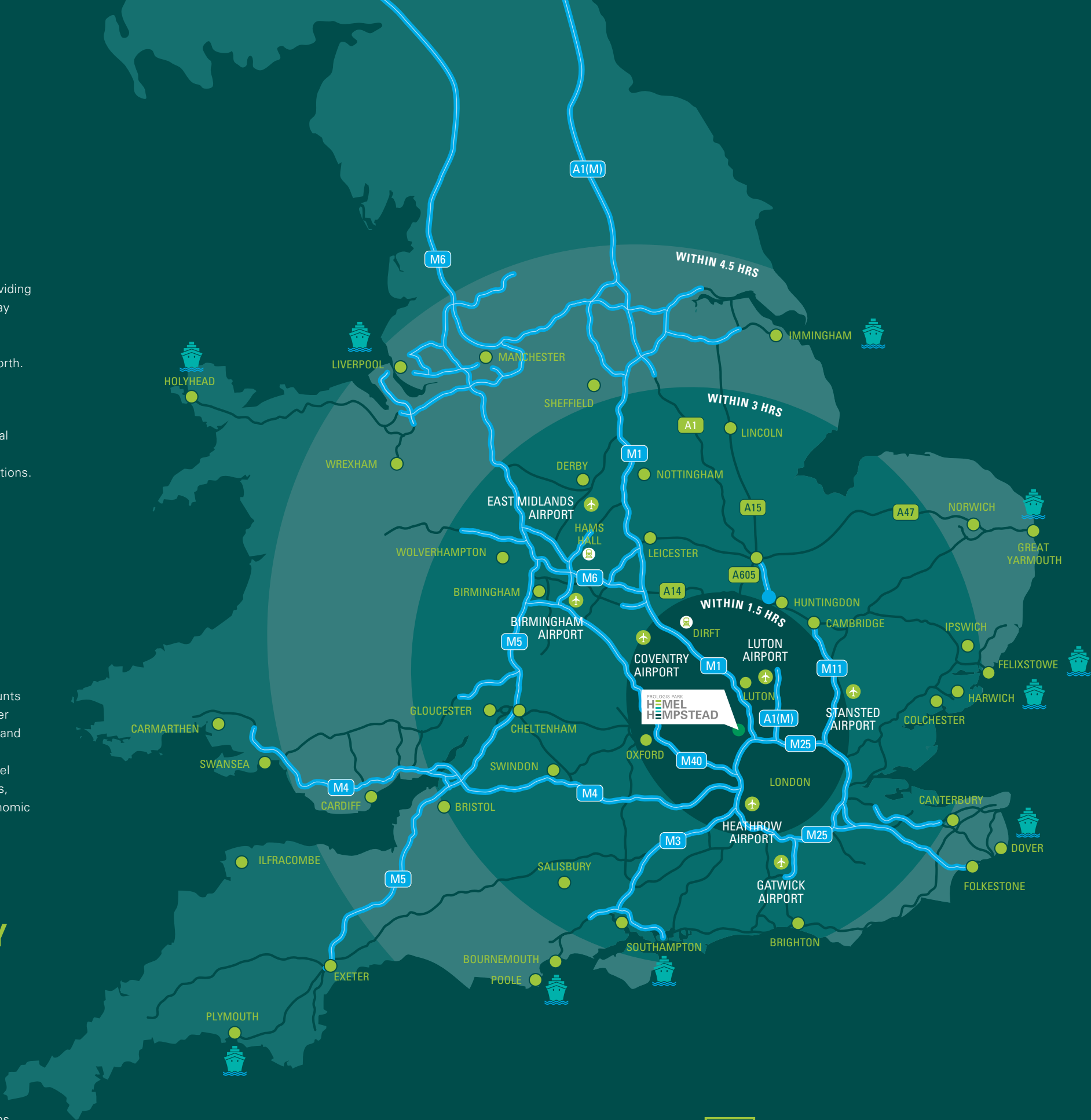
MEANS YOU REAP THE REWARDS

The Enviro-Tech Enterprise Zone offers qualifying occupiers business rates discounts and additional tax breaks up to £55,000 per year. This, coupled with the commitment and support of Dacorum Borough Council and the Business Ambassadors, will see Hemel Hempstead continue to attract businesses, residents and visitors contributing to economic growth for the benefit of everyone.

GREAT LOCAL CONNECTIONS

CREATING AN EASY COMMUTE FOR YOUR STAFF

Prologis Park Hemel Hempstead benefits from two bus routes within half a mile. Hemel Hempstead train station is within a 10 minute drive and provides direct trains to London Euston.



OVER 45 MILLION PEOPLE CAN BE REACHED WITHIN A FOUR AND A HALF HOUR DRIVE TIME.

ROAD

Located only 27 miles north of London, and less than a mile from the M1, Prologis Park Hemel Hempstead provides excellent access to the UK's motorway network. With the close proximity of the M1 and the M25 being only 4 miles away, over 70% of Great Britain's population (45m people) can be reached within a four and a half hour drive time, offering exceptional accessibility to customers, providing cost efficiencies.

	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

For sea freight, the ports of Tilbury, London Gateway, Felixstowe and Southampton can all be reached within 2 hours.

	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.

	MINS
London Euston	26

AIRPORT

All of London's major airports are easily accessible from Prologis Park Hemel Hempstead. London Luton Airport is only 11 miles and offers the benefit of cost effective European business flights, whilst Heathrow Airport's Cargo Terminal is only 26 miles away.

	MILES	MINS
Luton Airport	11	14
Heathrow Airport	26	26
Stansted Airport	45	45
Gatwick Airport	63	60

Drive times based on journey times by car
Source: Google Maps



WE BUILD TEN NEW GRADE ‘A’ BOXES

YOU TICK SEVERAL

DC1 PHASE 2

	sq ft	sq m
Warehouse	137,518	12,776
Two Storey Offices	11,745	1,091
Gatehouse	130	12
Total	149,393	13,879

- 12.5m clear internal height
- 50m yard depth
- 2 level access / 14 dock levellers
- 147 car parking spaces
- 37 HGV parking spaces

DC2

	sq ft	sq m
Warehouse	72,500	6,736
Two Storey Offices	7,500	697
Total	80,000	7,433

- 12.5m clear internal height
- 60m yard depth
- 4 level access / 28 dock levellers
- 79 car parking spaces
- 24 van parking spaces
- 40 HGV parking spaces

DC3 UNDER OFFER

	sq ft	sq m
Warehouse	155,698	14,465
Two Storey Offices	13,175	1,224
Gatehouse	130	12
Total	169,003	15,701

- 12.5m clear internal height
- 50m yard depth
- 2 level access / 15 dock levellers
- 162 car parking spaces
- 32 HGV parking spaces

DC4

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

- 8m clear internal height
- 17m yard depth
- 1 level access
- 18 car parking spaces

DC4a

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

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

DC4b

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

- 8m clear internal height
- 17m yard depth
- 1 level access
- 10 car parking spaces
- 1 HGV parking spaces

DC4c

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

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

DC5

	sq ft	sq m
Warehouse	35,671	3,314
First Floor Offices	3,550	330
Total	39,221	3,664

- 9m clear internal height
- 35m yard depth
- 1 level access / 3 dock levellers
- 40 car parking spaces
- 1 HGV parking space

DC6

	sq ft	sq m
Warehouse	30,642	2,847
First Floor Offices	3,070	285
Total	33,712	3,132

- 9m clear internal height
- 35m yard depth
- 1 level access / 3 dock levellers
- 40 car parking spaces
- 2 HGV parking spaces

DC7

	sq ft	sq m
Warehouse	19,585	1,820
First Floor Offices	1,950	181
Total	21,535	2,001

- 8m clear internal height
- 40m yard depth
- 2 level access
- 24 car parking spaces
- Up to 3 HGV parking spaces



NEW GRADE A INDUSTRIAL /
DISTRIBUTION SPACE FROM
8,784 - 169,003 SQ FT

YOU HAVE HIGH STANDARDS

WE SET THEM

Prologis logistics parks are designed for highly efficient operations. Each building is built to the highest standard offering minimal energy use, faster goods transit, increased goods storage and space for growing staff numbers.

- B1c, B2 (units 1, 2, 3 & 7 only), B8
- 24/7 access
- Grade A office specification
- Fully fitted offices including intelligent LED lighting and raised access floors with 150mm void
- High quality, managed private estate
- Landscaped environment

MAKING ENERGY EFFICIENT BUILDINGS

CREATING SIGNIFICANT
SAVINGS FOR YOU

All new Prologis buildings in the UK are designed to be sustainable and have a superior energy performance. Their environmental performance is measured as follows:

ENVIRONMENTAL CERTIFICATION

- All Prologis buildings achieve a minimum standard of BREEAM 2014 ‘Very Good’
- Minimum EPC ‘A’ rating
- Planet Mark certification

REDUCED OPERATIONAL
CARBON EMISSIONS

Prologis buildings are designed to minimise operational energy use to help our customers significantly reduce running costs and carbon emissions, with features that include:

- Energy savings of up to 10% with rooftop photo-voltaic array installed as standard
- 15% roof light provision
- Rainwater harvesting
- Solar thermal hot water systems

PARTNERSHIP

WE'RE IN IT TOGETHER



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.

For more information please visit prologis.co.uk

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



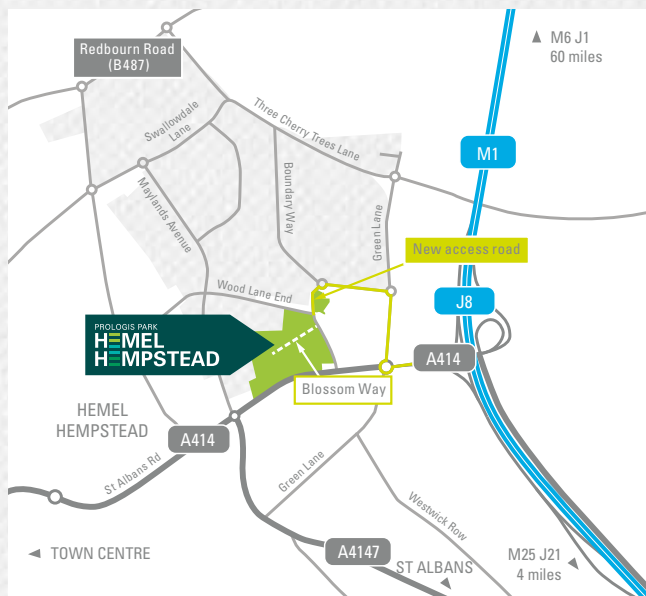
DEDICATED CCTV



COMMUNITY LIAISON



MAINTAINED PRIVATE ROADS



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