

SWALLOW COURT



EASTMAN WAY | HEMEL HEMPSTEAD | HERTFORDSHIRE | HP2 7EA



A select development of
four new office buildings

from 3,000 to 12,000 sq ft

For Sale or To Let

A SELECT DEVELOPMENT OF **FOUR** NEW OFFICE BUILDINGS

The Development

The first new office development in Hemel Hempstead for over 10 years, Swallow Court will comprise a select development of just four impressive new two storey office buildings that can be combined and incorporate your specific requirements.

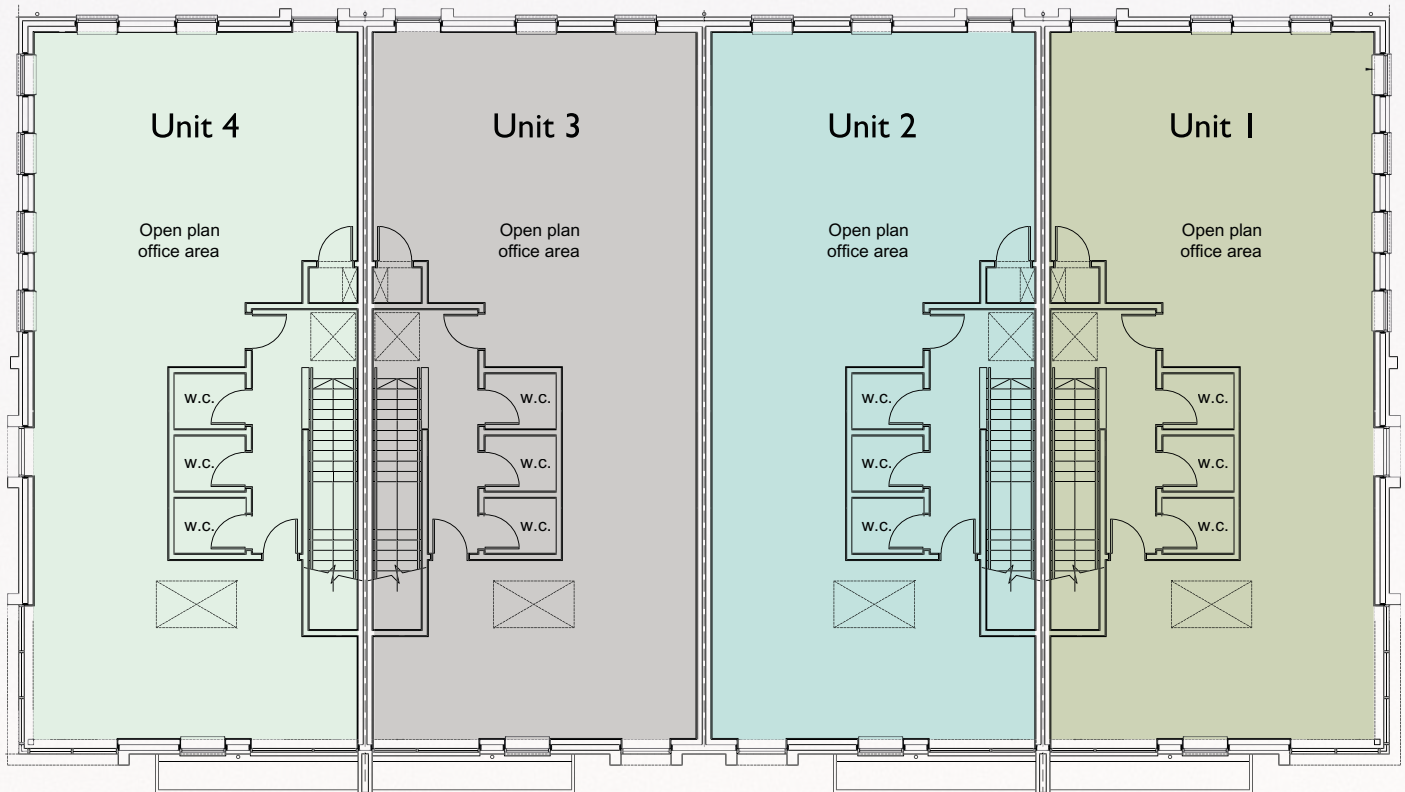
Specification

- Air conditioning
- Full access raised floors
- Carpeting and suspended ceilings
- 3 individual toilet cubicles on each floor
- LED lighting on motion sensors
- 33 on site car parking spaces



Accommodation

Each building comprises approximately 3,000 sq ft of net internal office space and it is possible to combine units to provide larger open plan areas.



Terms

The buildings are available for sale freehold. Alternatively, consideration may be given to letting the buildings for a term of 15 years. Price on application to the agent.

EPC

EPC information available on request.

SWALLOW COURT

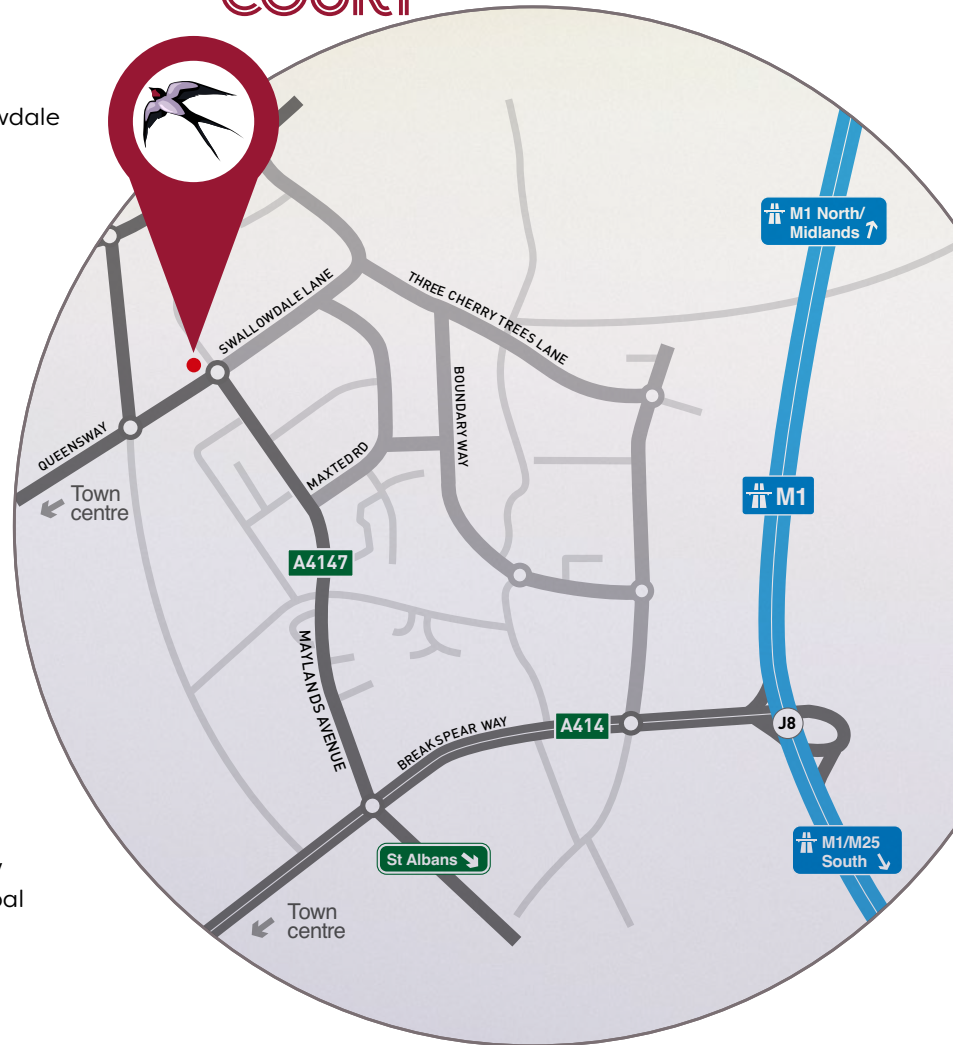
Location

Swallow Court occupies a highly visible position overlooking the roundabout junction of Swallowdale Lane with the A4147 Maylands Avenue and Eastman Way on the large and successful Maylands Business area of Hemel Hempstead.

Accessibility by road is excellent being less than 2 miles from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) and the national motorway network is only 3 miles to the south. The town centre and access to the A41 dual carriageway is approximately 2.5 miles away.

Hemel Hempstead mainline railway station is approximately 3 miles distant from where there is a fast and frequent service into London Euston taking approximately 30 minutes.

Hemel Hempstead is one of the principal towns of Hertfordshire with a population of over 90,000 and scheduled for further expansion. It is located approximately 25 miles north west of central London, 12 miles from Luton airport and 25 miles from Heathrow airport providing excellent connectivity for global occupiers.



POSTCODE: HP2 7EA

Viewing

For viewing and further information, contact:

**brasier
freeth.**

01442 263033
www.brasierfreeth.com

trevor.church@brasierfreeth.com

M: 07831 619 734

**bray
fox
smith** brayfoxsmith.com
020 7629 5456

robbray@brayfoxsmith.com

M: 07768 800280