

HEMEL ONE

BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU



High quality office suites from 5,712 sq ft (530.0 sq m) to 32,804 sq ft (3,046.9 sq m) To Let

HEMEL ONE IS AN IMPRESSIVE FOUR STOREY OFFICE BUILDING WHICH HAS BEEN EXTENSIVELY REFURBISHED.

DESCRIPTION

The building provides a total of 96,000 sq ft of high quality refurbished air-conditioned office accommodation. There are now a variety of suites available from 5,712 sq ft. The building is set within an attractive mature landscaped campus and has already attracted major occupiers including Kodak, KCOM, Loriga, City Transport, NHS and Wipro.

AMENITIES

- Air-conditioning
- Full access raised floors
- New carpets
- New LED lighting
- On-site café/restaurant
- High speed fibre connectivity
- 24/7 security/access
- UPS power supply
- Parking (1:250 sq ft)



The images above are computer generated.



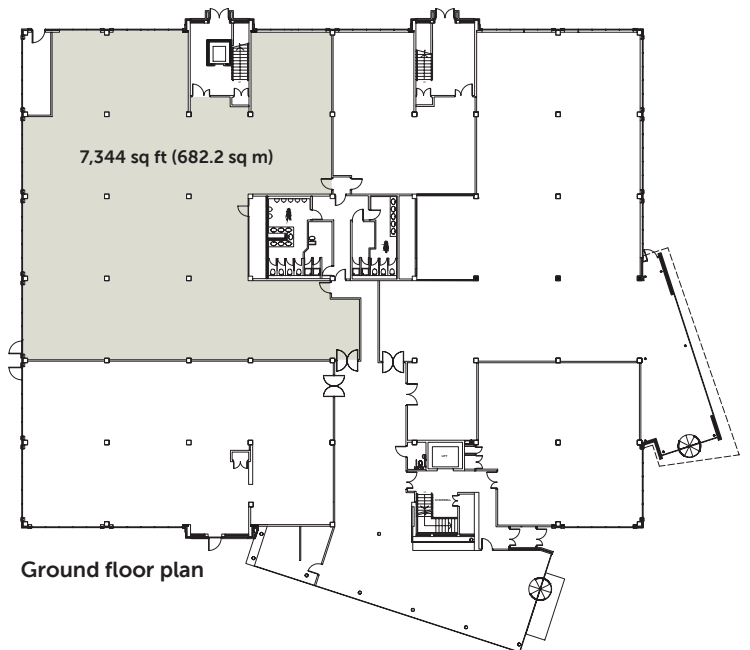
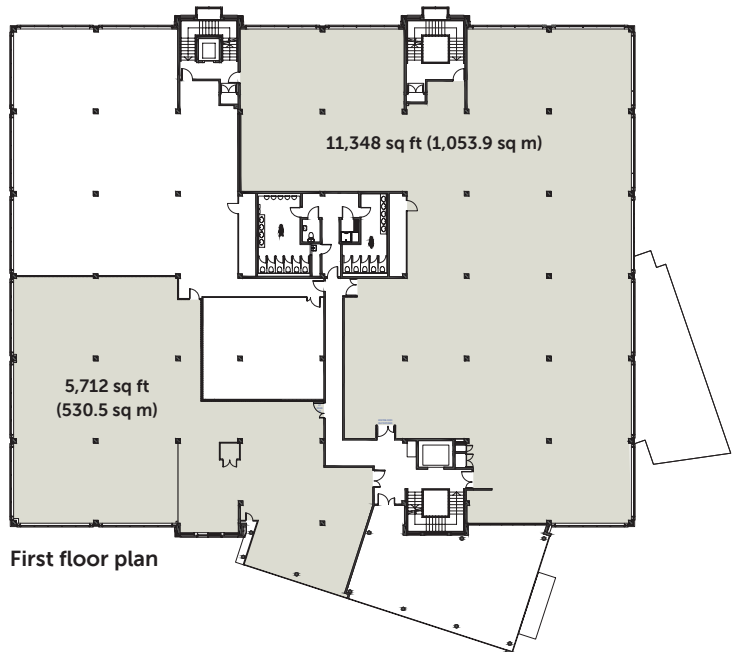
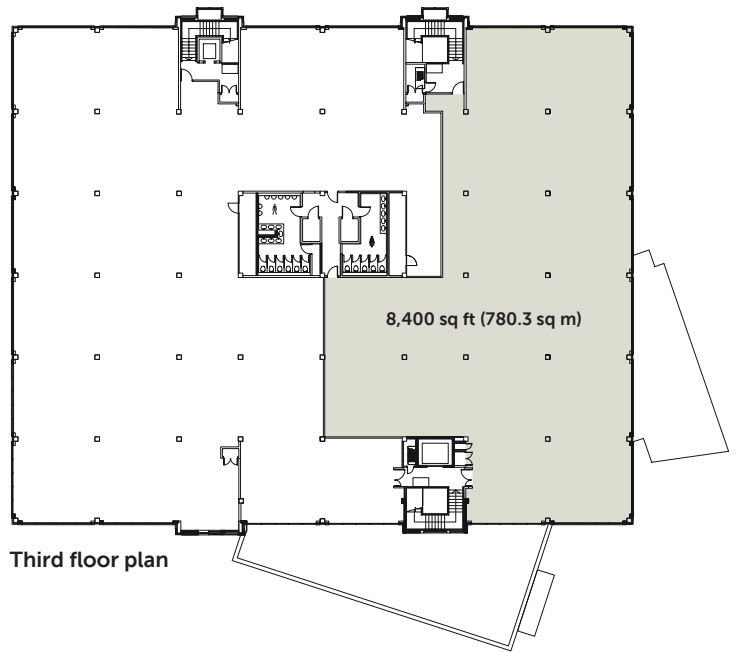
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following net internal areas:

Third floor	8,400 sq ft	780.3 sq m
Part first floor	11,348 sq ft	1,053.9 sq m
Part first floor	5,712 sq ft	530.5 sq m
Ground floor	7,344 sq ft	682.2 sq m
Total	32,804 sq ft	3,046.9 sq m

EPC

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



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LOCATION

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 less than 1 mile 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.

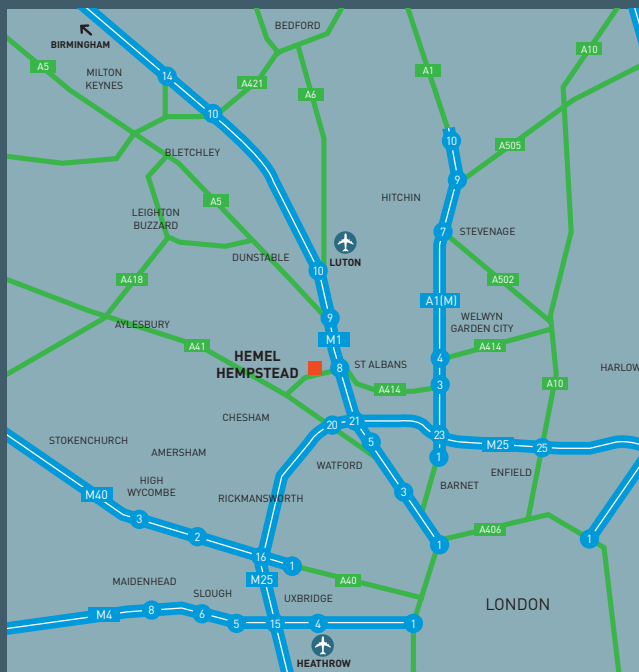
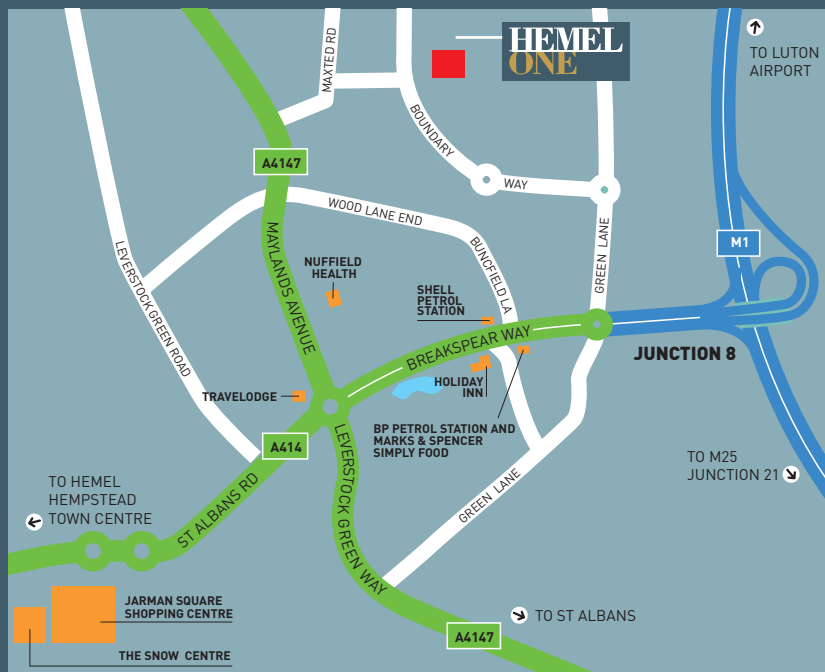
Jarman Square leisure complex is close by and includes a multiplex cinema, restaurants, XC extreme sports centre, ice rink, gym and a hypermarket. Adjacent to this complex is the Snow Dome, Londons closest indoor snow slope with bar and restaurant.

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

COMMUNICATIONS

Distances by road

M1	1 mile
M25	4 miles
Luton Airport	12 miles
Heathrow Airport	25 miles
Central London	25 miles
Stansted Airport	45 miles
Gatwick Airport	65 miles



hemelone.com

VIEWINGS

Strictly by appointment via either of the joint sole agents:-

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled June 2017.

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