

HEMEL ONE BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU



**Grade A Office Space
From 5,712 sq ft (531 sq m) to
32,804 sq ft (3,047 sq m) To Let**

020 7629 5456

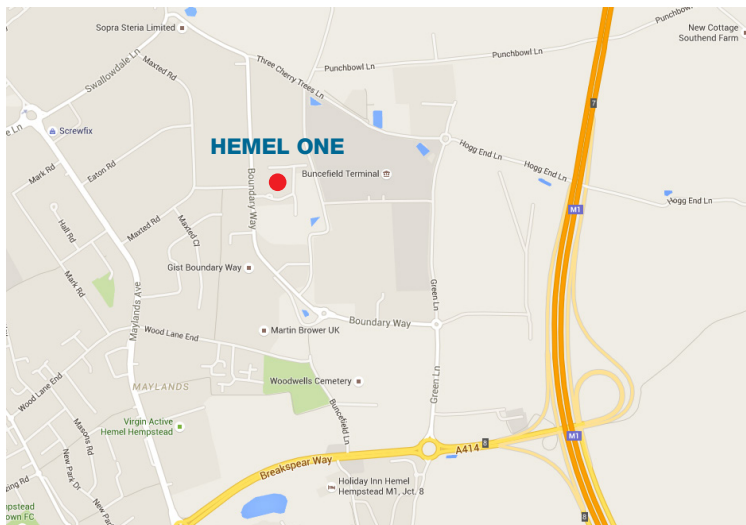
2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com

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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 3 miles away.



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, Lorica, City Transport, Vohkus 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)

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 sq m
Part first floor	11,348 sq ft	1,054 sq m
Part first floor	5,712 sq ft	531 sq m
Ground floor	7,344 sq ft	682 sq m
Total (NIA)	32,804 sq ft	3,047 sq m



EPC

EPC Rating D(88)

Viewings

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

Bray Fox Smith

Paul Smith
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Brasier Freeth

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