



MAYLANDS AVENUE

HEMEL HEMPSTEAD HP2 4SD

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38,250 sq ft (3,553 sq m)
ON A SITE OF 2.544 AC (1.029 HA)

FOR SALE FREEHOLD
A RARELY AVAILABLE HQ
WAREHOUSE WITH SPARE LAND

Description

The property comprises a large detached warehouse and offices on a total plot size of 2.544 ac, built in around 1999 for Niterra (formerly NGK Spark Plugs). The building is constructed of a steel portal frame with cavity brick elevations to the front and profiled steel cladding to the roof and remaining elevations.

The warehouse benefits from 2 dock levellers as well as a drive in loading bay with a canopy, staff changing rooms and a shower, LED lighting and gas heating.

The offices are on 2 floors projecting beyond the footprint of the warehouse providing high quality space benefitting from a passenger lift, air-conditioning, toilets, open plan space plus meeting rooms, a reception and a kitchen and gas central heating which has all been maintained to a high standard.



There are approx 36 car spaces situated at the front of the site, with a further 36 spaces at the side, a ratio of 1 space per 531 sq.ft. There are electric charging points fitted.

The warehouse has a height of approx 10.0m to the haunch in the original warehouse, with a height to the apex of 11.22m.

A small extension was built in 2012 to the rear, with a height to the haunch of 7.4m and 10.22m to the apex

Within the 2.544 ac plot here is a plot of undeveloped land of 0.625 ac that could be used for additional parking, storage or an extension subject to planning.

Modern warehouse spec including LED lighting and gas heating.

Two dock levellers and a drive-in loading bay with canopy.



Extensive parking – approx. 72 spaces plus EV chargers.



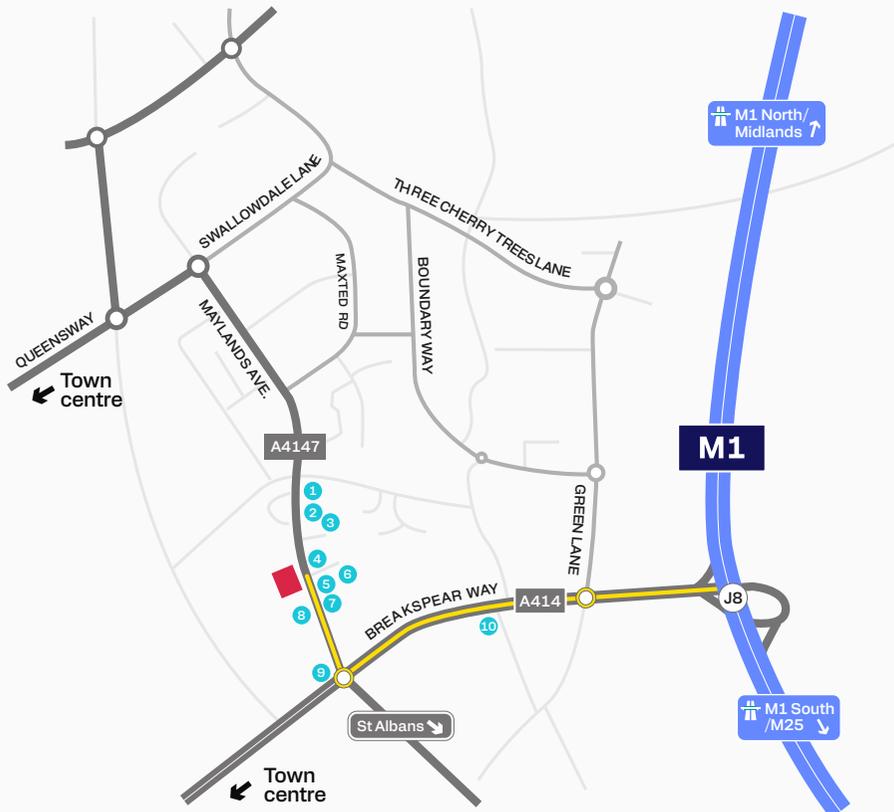
High-quality two-storey offices with air-conditioning, lift, meeting rooms and kitchen.

Additional land (0.625 ac) offering potential for parking, storage or extension (STP).

Location

The property is situated in Hemel Hempstead, the second largest town in Hertfordshire, with a population of approx 95,961 (2021 census), on Maylands Business Area, one of the largest business parks in the South East with over 20,000 people employed there.

The town is in the strategic northwestern sector of the M25, at the intersection of the M1 and M25, and with easy access to the A1 and A41. J8 of the M1 is within approx 1 mile, and J21a of the M25 is a further 3 miles. Luton airport is approx 10.5 miles to the north while Heathrow is 27 miles to the south.



POSTCODE:

HP2 4SD

GOOGLE MAPS:

[CLICK HERE](#)

WHAT3WORDS:

[///faced.lofts.react](https://www.what3words.com/#!/en/HP24SD/:///faced.lofts.react)

- | | |
|------------------|--------------------|
| 1. Starbucks | 6. Nuffield Health |
| 2. Greggs | 7. Costa |
| 3. Tesco Express | 8. KFC |
| 4. Aldi | 9. Travelodge |
| 5. McDonald's | 10. Holiday Inn |



ROAD

M1 Junction 8	1 mile
Hemel Hempstead Town Centre	2.5 miles
M25 Junction 21/6A	4 miles
Hemel Hempstead Rail Station	3 miles
St Albans Rail Station	7 miles



AIRPORTS

Luton Airport	11 miles
Heathrow Airport	27 miles



RAIL

Milton Keynes	approx. 29 mins
London Euston	approx. 30 mins

AN AVENUE OF OPPORTUNITY...



3 minute drive to
Junction 8 M1 motorway

Retail & Leisure

- | | |
|--------------------|----------------|
| 1. Aldi | 6. Travelodge |
| 2. Costa | 7. Pizza Hut |
| 3. McDonald's | 8. Subway |
| 4. Nuffield Health | 9. Holiday Inn |
| 5. KFC | |

Local Occupiers

- | | |
|----------------|----------------|
| 1. Vitabiotics | 3. BSI |
| 2. Evri | 4. Lok n Store |



Accommodation

The building has the following approximate floor areas as measured in a Gross Internal Area (GIA) bases in accordance with the RICS Code of Measuring Practice:

Unit	Sq ft	Sq m
Warehouse - original	21,494	1,996.8
Warehouse - extension	4,169	387.3
Warehouse total	25,659	2,384.1
Ground floor offices	6,534	607.0
First floor offices	6,053	562.3
Total	38,250	3,553.4
Mezzanine offices	2,388	221.8
Total plot size	2,544 ac	1.029 ha

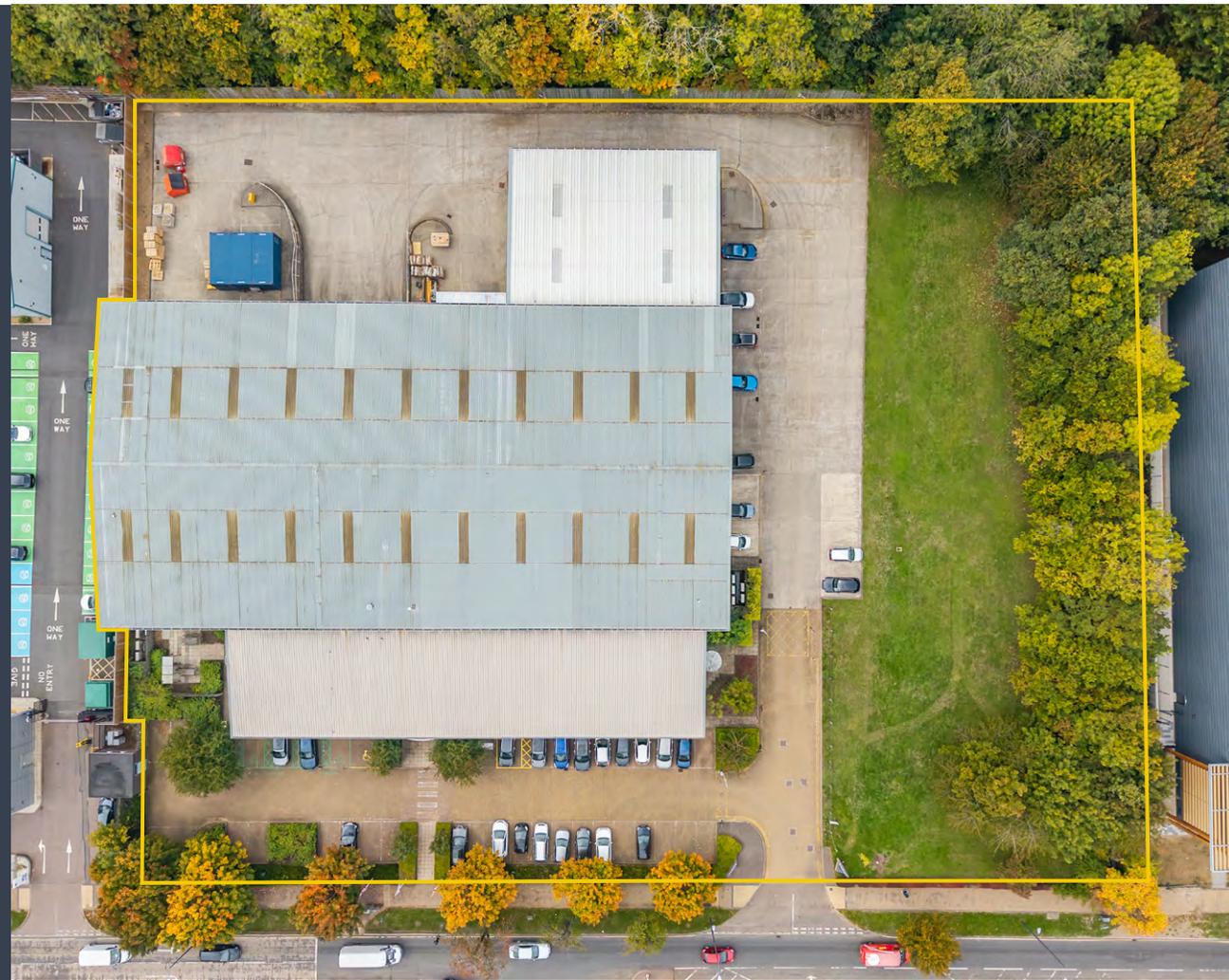
EPC

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Terms

The property is to be sold with freehold with vacant possession.

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Further information



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