

rise

Hemel Hempstead

55,305 sq ft (5,138 sq m)
High Quality Logistics Unit
AVAILABLE NOW

Elevate your workspace

risehemel.co.uk



key

- | | | | |
|----------------|-------------------|---------------------|------------------|
| 1 Aldi | 5 Holiday Inn | 9 Nuffield Health | 13 Lok n Store |
| 2 Costa Coffee | 6 KFC | 10 One Stop | 14 Tesco Express |
| 3 Domino Pizza | 7 M&S Simply Food | 11 Starbucks Coffee | 15 Toby Carvery |
| 4 Greggs | 8 McDonald's | 12 Subway | 16 Travelodge |



Rise Hemel is conveniently located, being just 1 mile from J8 M1 and 3 miles the A41.

The site is close to local amenities including Maylands Plaza, Aldi, Costa Coffee, McDonald's and Nuffield Health Fitness & Wellbeing Gym. Hemel Hempstead railway station and Marlowes shopping centre are less than a 10 minute drive away.

..... Car route
——— HGV route

M1 J8

A414

Maylands Avenue A4147

Duxons Turn

rise

Hemel Hempstead town centre

For more information go to:
risehemel.co.uk



Maylands Avenue A4147

	sq m	sq ft
Warehouse	4,159	44,764
Office	767	8,262
Plant	212	2,279
Total (GEA)	5,138	55,305

external

- 45 car parking spaces, 3 disabled spaces, 9 active EV spaces
- 24 cycle parking spaces
- Landscaped setting
- 40m secure yard
- LED security lighting

power

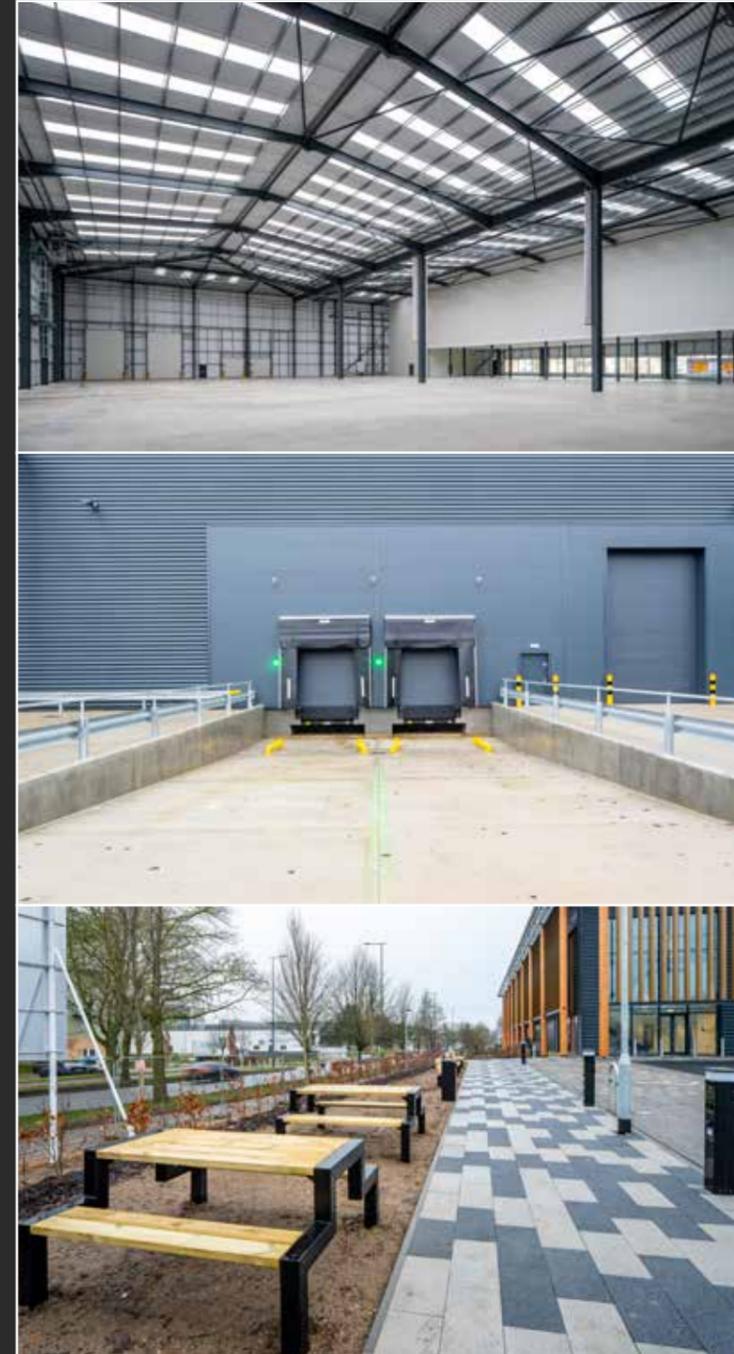
450kVA available

ground floor

- 2 dock level doors
- 2 level access doors
- 12m clear internal height
- Showers, lockers and changing facilities

first floor

- LED lighting with PIR system
- VRF heating/cooling system
- Grade-A office fit out

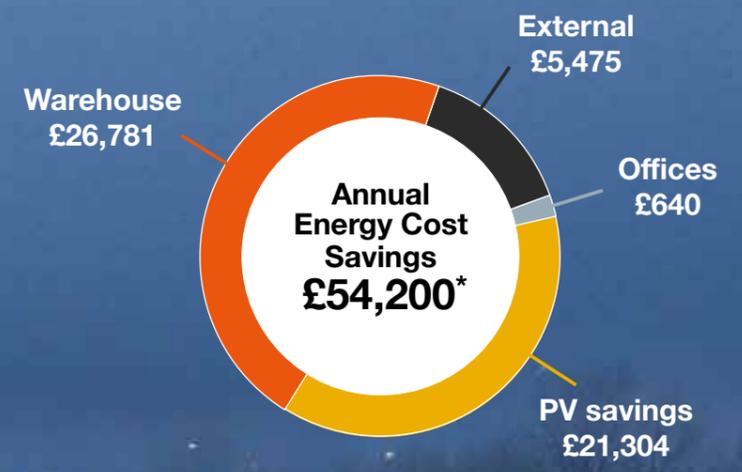


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Rise Hemel is a grade-A warehouse unit within landscaped surroundings, including a rain garden to allow up to 30% more water absorption.

Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Now completed, the building has achieved both BREEAM 'Outstanding' and EPC 'A+' ratings.

Rise has been designed with a load bearing capacity that will allow a 100% solar PV installation.



NET ZERO CARBON CONSTRUCTION
EPC A+
BREEAM OUTSTANDING



*Savings estimates are compared to a 20 year old building of the equivalent size.

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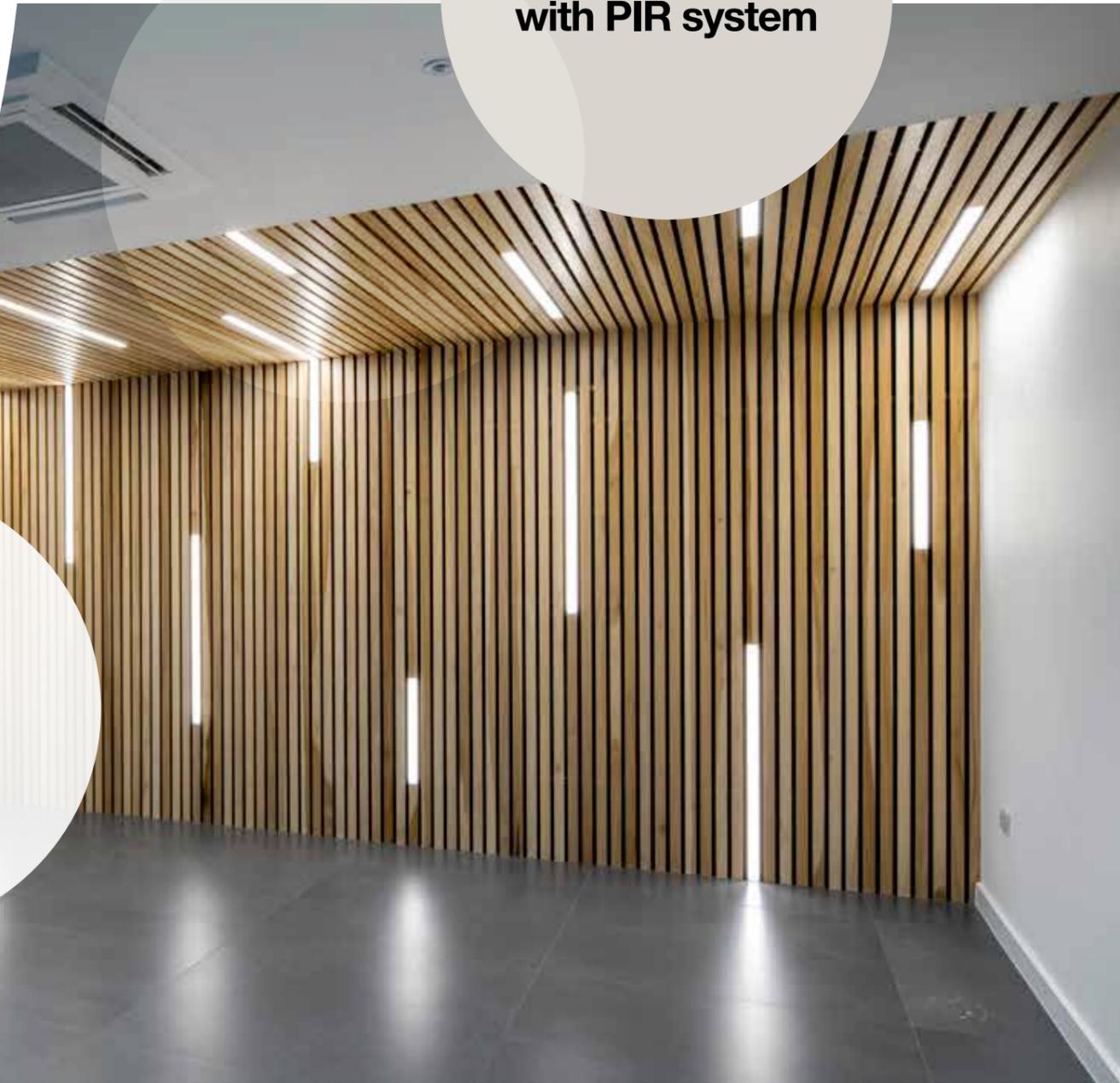
Rise Hemel offers an exceptional, sustainable working environment that benefits both the occupier and staff.

The landscaped environment and Grade-A office fit out help to boost wellbeing whilst the additional features such as LED lighting and VRF heating/cooling contribute to the reduction in energy use and costs.

**LED lighting
with PIR system**

**VRF heating/
cooling system**

**Grade-A
office fit out**



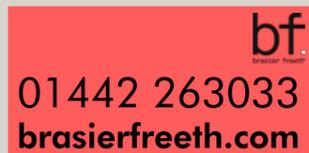
Located just 1 mile from J8 M1 & close to local amenities.



Satnav:
HP2 4SJ
what3words:
///visa.labels.towns



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Location	Drive times in minutes	Miles
M1 J8	3	1
M25 J6a	7	4
A1	22	10
M40	21	18
A406	23	18

Hemel Hempstead	4	1
St Albans	13	5
Watford	15	9
Staples Corner	20	18
Park Royal	37	23
Central London	69	26

Map data: Google ©2023

A development by:



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