

OPPORTUNITY TO COMBINE WITH DC4C FOR UP TO 23,606 SQ FT

PROLOGIS PARK

HEMEL HEMPSTEAD DC4b

///faced.yarn.ears

Industrial / warehouse unit
9,138 sq ft (849 sq m)

Available now

Made with you in mind.

PROLOGIS®

Made with you in mind.

This provides an excellent opportunity for businesses to be situated in a prime, last mile location to serve London and the South East.

There is opportunity to combine with DC4c for up to 23,606 sq ft of space.

	Warehouse	First floor office	Total
DC4b	7,872 sq ft (731 sq m)	1,266 sq ft (118 sq m)	9,138 sq ft (849 sq m)

All unit sizes are displayed in GEA.



8m clear height



1 level access door



EPC A



20m yard



10 car spaces



2 EV car chargers

PlanetMark

PlanetMark Certification



BREEAM Very Good


HALES PARK CLOSE
El Sub Sta
DC4
Let to
CHILTERN TIMBER
DC4a
Let to
NILE TRADING
DC4b
9,138 sq ft
DC4c
14,468 sq ft
20m

M1. M25. London. In moments.

Take your place beside recognised brands at Prologis Park Hemel Hempstead.

Prologis Park Hemel Hempstead is a prominent and well-established industrial logistics park, starting its third phase of development. Its strategic location adjacent to the M1 junction 8 grants unparalleled accessibility and visibility.

The park's level of establishment is reflected in its satisfied existing customer base. Being in close proximity to a large range of local amenities and welfare further enhances the park's appeal, creating a perfect environment for both business and employees to thrive.



Fast connections

Just 0.5 miles to the M1 J8, allowing you access to the motorway network in under 3 minutes.



Labour support

537,158 economically active people live within a 30 minute catchment.



Local amenities

An array of outlets nearby to suit all employees' needs.


Bus stop on Maylands Avenue
PROLOGIS PARK
HEMEL DC4b
HEMPSTEAD
Henkel
Martin Brower
Boundary Way
VITABIOTICS
EVRi
DC4c
DC5
Pocket Park
Sysco
Majestic
DC12
Breakspear Park
Bus stop
AEROSPHERES
DC10
Biomel
A414
North to M6 & Midlands
M1 (J8)
South to M25 & London

It’s all within touching distance.



Perfect location

Strategically located to best serve the South East and London.



Under 0.5 miles

To M1 J8, with direct access to the M25 J21, London and the South East.



26 minutes

On the train from Hemel Hempstead to London Euston.

With immediate access to the M25 and less than a half a mile to junction 8 of the M1, goods will be in and out quicker than you could imagine.

Airports	miles	mins
Luton	11	14
Heathrow	26	26
Stansted	45	45
Gatwick	63	60

Road	miles	mins
M1 J8	<1	3
M1/M25 Interchange	4	8
M40 J1a	19	20
M4 J4b	24	24
Central London	26	70
M11 J6	28	28
M1/M6 Interchange	60	60

Ports	miles	mins
Tilbury	51	55
London Gateway	54	55
Southampton	92	90
Felixstowe	101	100

Drive times based on journey times by car.
Source: Google Maps


PROLOGIS PARK
HEMEL HEMPSTEAD
Within 1.5 hrs
Within 3 hrs
A15
A1
A47
Leicester
Peterborough
Great Yarmouth
Wolverhampton
Hams Hall
Birmingham
M6
A14
A605
Huntingdon
Cambridge
DIRFT
M5
M1
A1
Within 1.5 hrs
Ipswich
Felixstowe
M11
A10
Harwich
Luton
Luton Airport
Stansted Airport
Gloucester
Cheltenham
M1
A1(M)
Oxford
M25
M1
A10
M25
M40
London Gateway
A1
Swindon
A40
M4
London
Tilbury
M5
Bristol
M4
Heathrow Airport
A2
A20
A23
A217
M25
M3
Dover
Salisbury
Gatwick Airport
Folkestone
Southampton

All about the people.

People-centric warehouse design.

We know employees are the key to any business and deserve the best spaces and places in which to work. A place that reflects a company's brand values and helps build a sense of community, prioritising the health and wellbeing of the people that work within it.

Our workplace can have a significant impact on our physical and mental heath, which is why Prologis prioritise the health and wellbeing of our customer's employees when considering building characteristics, sustainable features and on-site amenities, with the aim to create a safe, comfortable and supportive environment – internally, externally and park-wide.

That's why Prologis Parks and warehouses are designed to make the every day enjoyable by providing brilliant basics and considering the health and wellbeing of the people working within the warehouse environment at all times, but also the health and wellbeing of our planet and the wider impact that has on people.



15% roof lighting

Additional roof lighting will not only cut costs by reducing the need for artificial lighting, it also provides uniform daylight, which is proven to reduce eye strain, improving wellbeing and positivity.



Rainwater harvesting

Helping to reduce the use of non-potable mains water, recycling natural rainwater.



EV car & cycle charging

20% of parking spaces at each unit come with EV charging installed. All other parking spaces have passive provision for EV charging.



Walking trails and cycle ways

Connectivity throughout site which links to nearby shops, amenities, bus stops and a pocket park.



Dedicated destination spaces

Office kitchenettes facilitate quick and easy access for employees to collaborate and innovate.

DC4b



EV charging



15% roof lighting



Office space



Walking trails and cycleways



Office kitchenette



All the perks on your doorstep.

We know employees are the key to any business and deserve the best spaces and places in which to work.

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.

Prologis Park Hemel Hempstead is located in an area that has access to many great amenities. These bring a wealth of food and leisure facilities to your doorstep. A supermarket, gym and multiple food and drink options are all within an easy walk. A range of retail options are within a short car ride or direct by bus.



Bus services — **Route ML1** Hemel Hempstead – Chaulden — **Route 20** Hemel Hempstead – Holywell Estate



"I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network."

Milena Blair Real Estate & Customer Experience Manager

PARKlife™

Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

Design It Right, From the Start

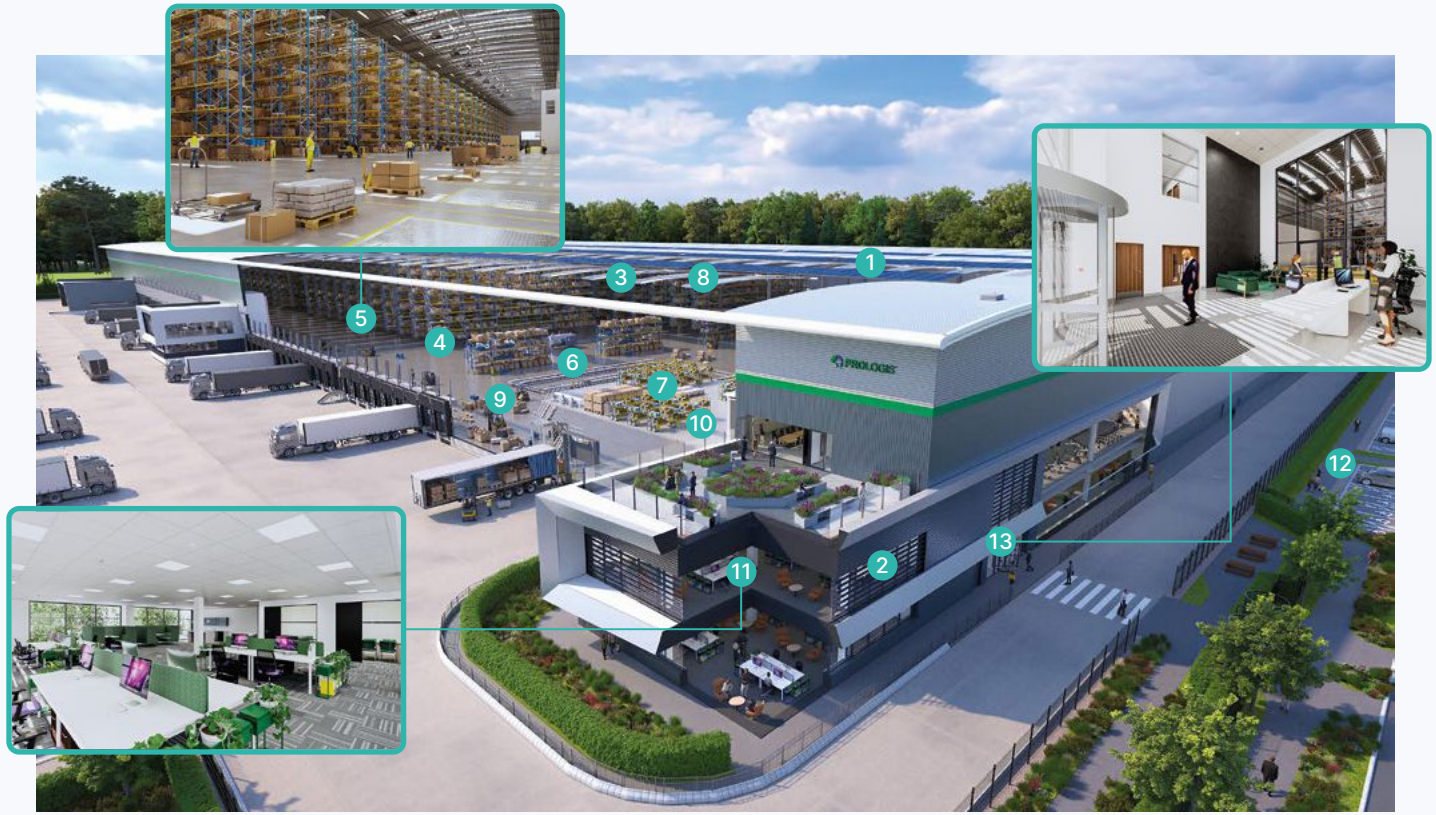
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly

- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation

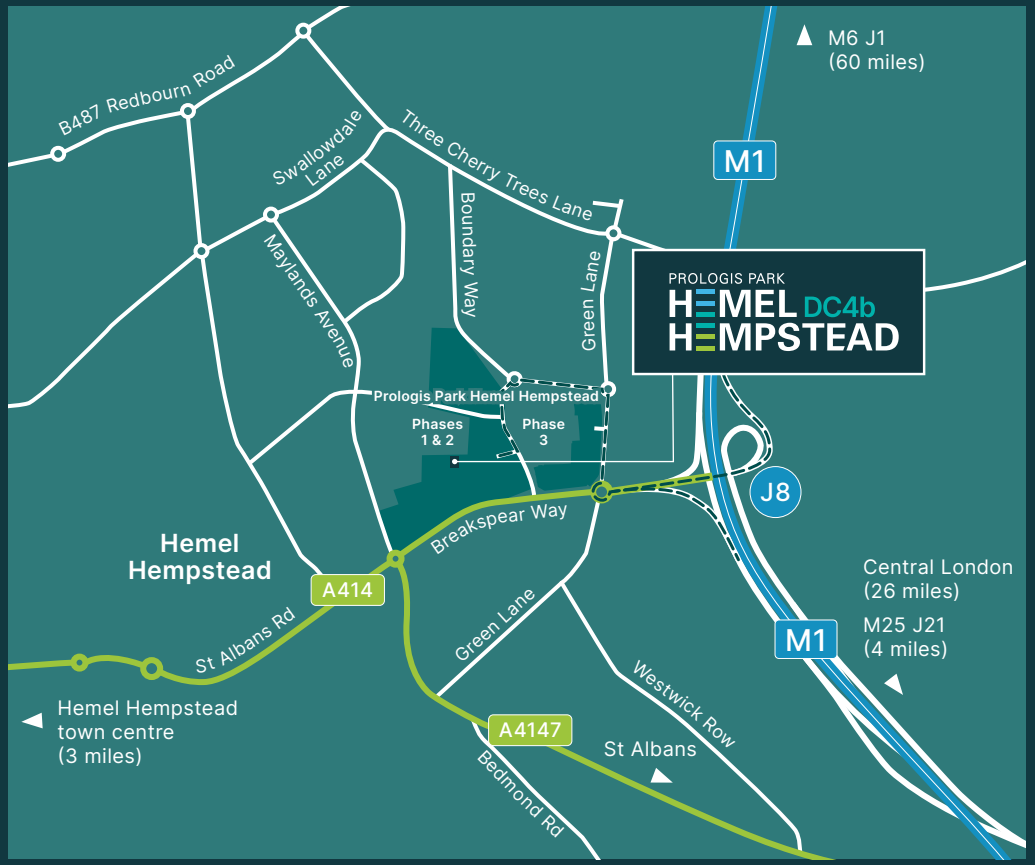


1. Solar PV
2. Fibre Network Cabling
3. Sprinkler Systems
4. Temperature Controlled Environments
5. Racking Systems
6. Automation Solutions
7. Mezzanine Floors
8. LED Lighting
9. Forklifts
10. Warehouse Barriers
11. Office Furniture
12. EV Charging
13. Ambient Reception Areas

PROLOGIS® ESSENTIALS

For more information, please visit: prologis.co.uk/essentials

A partnership that just makes sense.



Sat Nav: HP2 7GY ///faced.yarn.ears

prologis.co.uk/hemel

About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit prologis.co.uk

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