PROLOGIS PARK
HEMEL HEMPSTEAD
HP2 4ZB ///ears.frost.plenty

To Let: Available now

Industrial & logistics opportunity

DC10: 66,419 sq ft

Plus secure yard

PROLOGIS®

It just makes sense.

DC10 provides an excellent opportunity for a business to be situated in a prime, last mile location to serve London and the South East, with 66,419 sq ft available now.

The unit has been designed with customer needs and sustainability in mind and will feature unique brise soleil cladding. In line with Prologis UK's sustainability commitments, the unit includes a rooftop solar array, EPC A+ and BREEAM Outstanding ratings, as well as being Net Zero Build.

Fast connections

Less than 0.5 miles to the M1 J8 with direct access to the M25 J21, London and the South East.

Labour support

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

Net Zero build

Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

Local amenities

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

"If your business wants a prime location to service London and surrounding areas, though at a much more favourable cost, then Prologis Park Hemel Hempstead is the solution for you.

The Park is an attractive space to support your employees, putting their wellbeing at the forefront. With a range of unit sizes available that are both flexible and secure, the sustainable spaces are designed and built with quality in mind to help you lower energy usage and reduce running costs."

Jason Pickering
Vice President, Capital Deployment

M1. M25. 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. 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.

Prologis UK and Dacorum Borough Council have worked closely over recent years to deliver large-scale and complex logistics property developments to the area. Prologis Park Hemel Hempstead has played an important role in supporting logistics and supply chain operations in the South East.

The third phase of development at the park forms part of a drive to deliver long-term, high-quality infrastructure, in line with the Think Hemel initiative; an enterprise to promote and drive investment for the town.

Net Zero in its DNA.

All buildings at Prologis Park Hemel Hempstead have been constructed with the future in mind, ensuring that unnecessary energy usage is avoided.

BREEAM 'Outstanding'

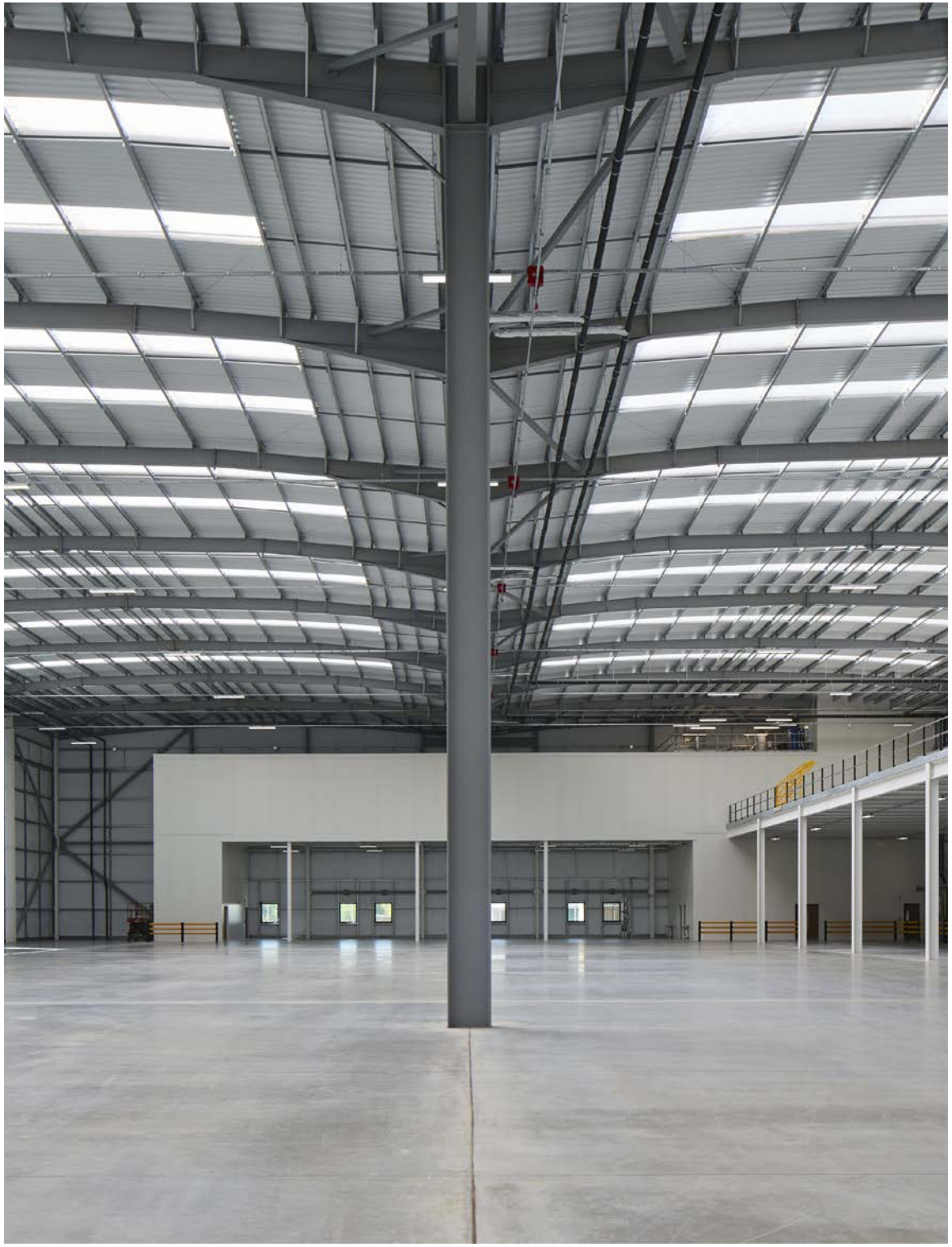
EPC A+

139 kWp generating 130,000 kWh per annum £39,000 PV solar array saving per annum*

*Estimated kWh in year 1 and illustrative resultant savings if all of the generated energy is used (based on 30p/kWh).

Cycle provision

EV charging



Specification.

Warehouse inc. ground floor core	First floor office	Mezzanine/ Structural floor	Plant deck	Total
50,291 sq ft (4,672 sq m)	4,721 sq ft (439 sq m)	9,824 sq ft (913 sq m)	1,583 sq ft (147 sq m)	**66,419 sq ft (6,171 sq m)**

All unit sizes are displayed in GEA. For more detailed information see the Tech Pack.

12.5m clear height

39m yard depth

4 dock doors

2 level access doors

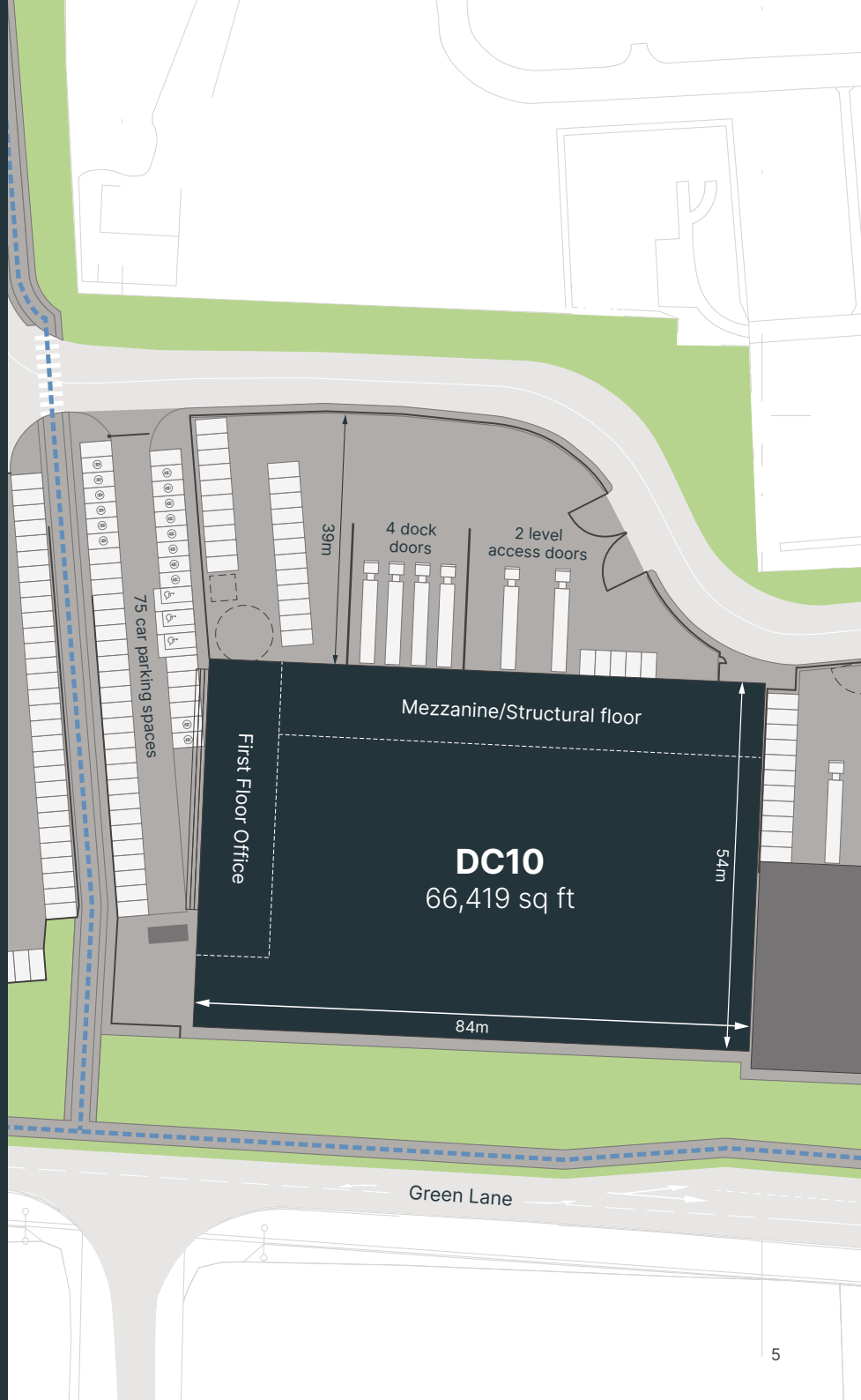
75 car parking spaces

350 kVA power

Fully secure yard

15kN/m2

Structural floor loading



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.

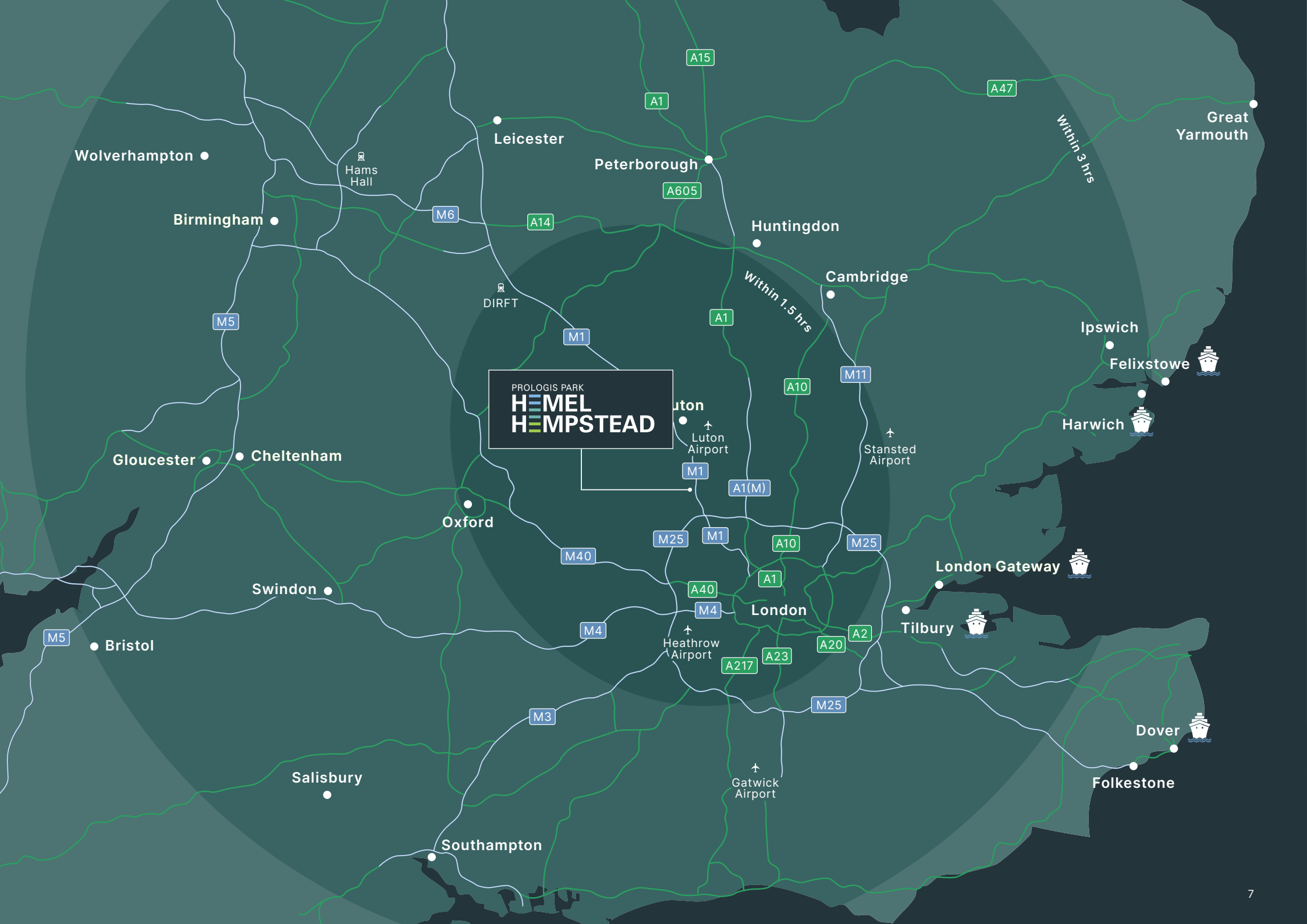
With immediate access to the M25 and less than a half a mile to junction 8 of the M1, goods will be in and out quicker than you could imagine.

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

Built with quality in mind.

A market leader in industrial logistics property.

As high-specification builds become more commonplace within modern distribution centres, pushing the boundaries in terms of customer-centric design is becoming more important than ever before.

In a bid to continually push for the highest construction standards, Prologis are driving innovation that truly exemplify sustainable development methods and processes. Focusing on enhanced design aesthetics as well as functionality has led to space-making details becoming our norm.

This focus elevates our warehouses from spaces that are purely used for work, to ones that can be enjoyed by employees too.

Incorporating the specific needs of our customers, from requests such as far more natural light and restroom facilities, with market leading construction methods, means our buildings have set a new standard in the industrial and logistics sector.

Mezzanine

The mezzanine will provide your business with maximum flexibility and potential to grow. With direct access to the offices, the space can be used however you need – whether it's providing extra warehouse space, increasing the office size or adding an additional function area.

Brise Soleil / solar screening

Brise Soleil / solar screening to office elevations to reduce solar gain and improve thermal comfort.

All electric building

All electric building allows for zero carbon operation.

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.

Rainwater harvesting

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

Energy monitoring platform

An energy monitoring platform is to be implemented. This will allow users to minimise energy wastage, to verify site energy performance and to simplify energy and sustainability reporting.

Mezzanine/Structural floor CGI - indicative layout option

Brise Soleil / solar screening

Cycle storage

EV car & cycle charging

Rainwater harvesting

Mezzanine/Structural floor

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.

Terraces

The addition of terraces provides employees with immediate access to fresh air and a usable outdoor and event space, without leaving the workplace.

Outdoor amenity space

Dedicated outdoor space enhances wellbeing and creates a sense of community, encouraging people to interact with colleagues.

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.

Cycle repair shop

All units have cycle shelters and a repair station for employees to maintain their bicycles to help save time and money, but also encouraging the use of greener transport.

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.

Terrace CGI

Outdoor amenity space

15% roof lighting

Cycle repair shop

Walking trails and cycleways

Dedicated destination spaces

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.

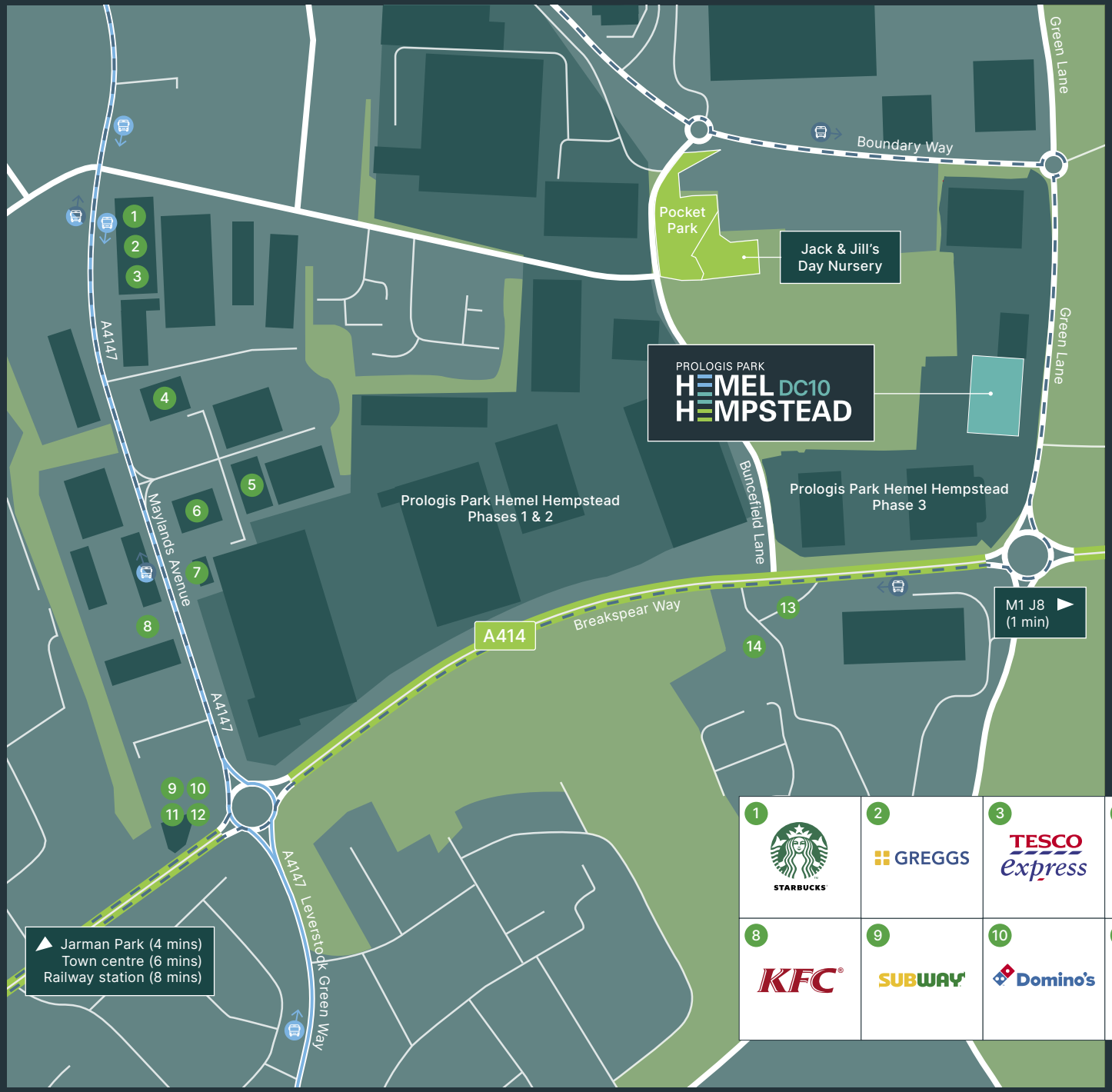
At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™. Every unit is built with an amenity area in place where park employees are able to enjoy time outdoors.

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.

Milena Blair
Real Estate & Customer Experience Manager

"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."

PARKlife™



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

Drive times

Jarman Park
4 minutes

Town centre
6 minutes

Railway station
8 minutes

1 Starbucks	2 Greggs	3 Tesco Express	4 Aldi	5 Nuffield Health	6 McDonald's	7 Costa Coffee
8 KFC	9 Subway	10 Domino's	11 Toby Carvery	12 Travelodge	13 bp M&S	14 Holiday Inn

Zero. Always.

All buildings at Hemel Hempstead have been constructed with the future in mind, ensuring that unnecessary energy usage is avoided.

£70K

Average cost saving per annum compared to an equivalent newly built unit.

£275K

Average cost saving per annum compared to a typical existing stock unit.

A+

To add to the sustainable provision, solar PV is installed as standard on all units to ensure an EPC rating of A+.

0

Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

100%

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

£7m

Once complete, the new units will support the delivery of an additional £7 million of social value to the local area.

COOL EARTH

To make a real difference and ensure we play our part in reducing carbon emissions for the long-term, we mitigate five times the unavoidable embodied carbon emissions in our buildings. We do this by working with Cool Earth, a charity that works with local people to halt deforestation and climate change.

This scheme will protect 193 acres of rainforest, which is equal to over 18 times the size of Wembley Stadium.

18,087

ACRES OF RAINFOREST PROLOGIS UK HAS PROTECTED TO DATE

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

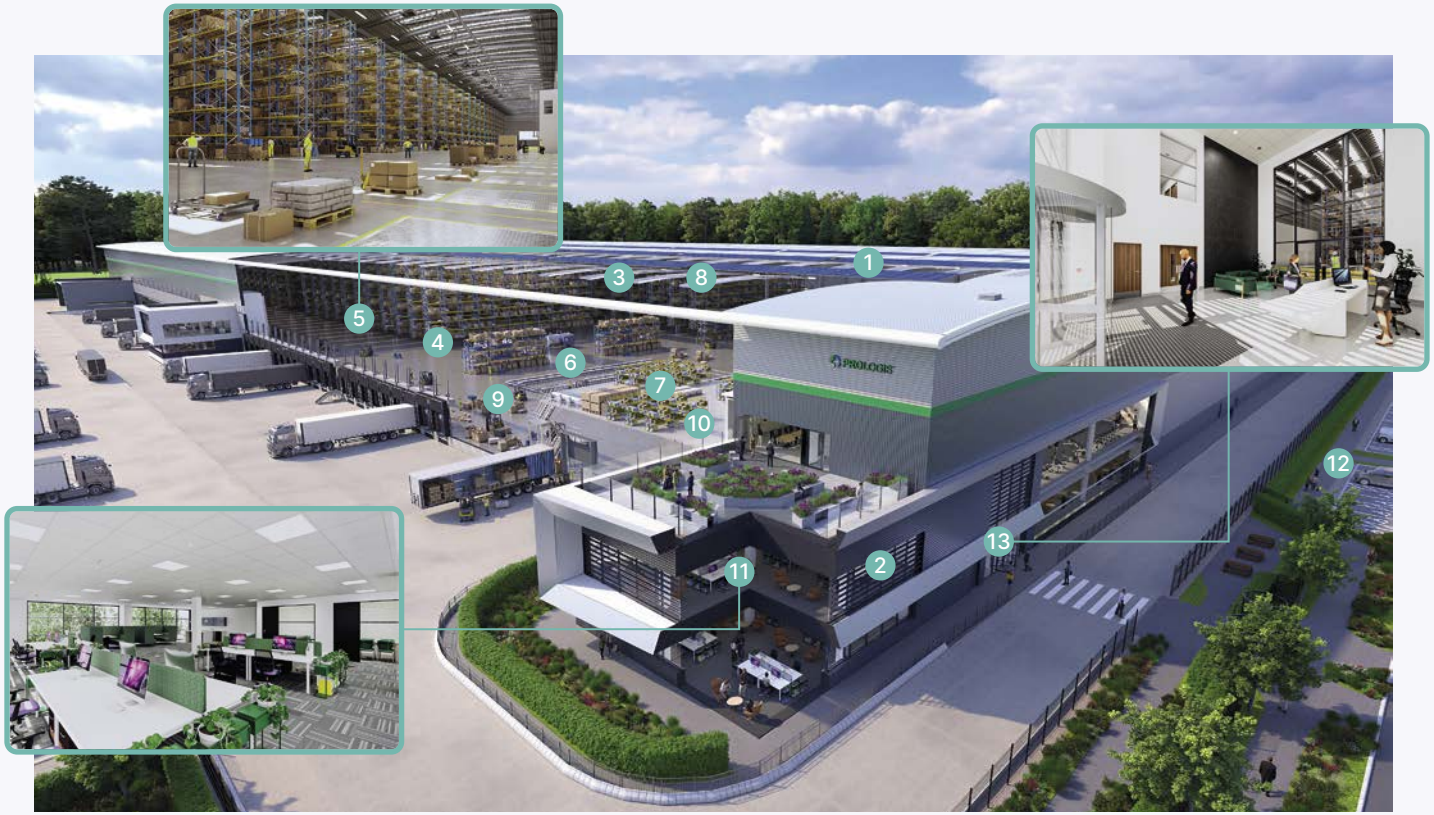
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

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

More to discover at Hemel.

DC5

41,608 sq ft available now

- 9m clear height
- 35m yard depth
- 3 dock doors
- 1 level access doors
- 40 car parking spaces
- EPC A

Learn more about DC5

DC12

60,065 sq ft available now

- 12.5m clear height
- 50m yard depth
- 6 dock doors
- 2 level access doors
- 76 car parking spaces
- 450 kVA power

Learn more about DC12

A partnership that just makes sense.

Sat Nav: HP2 4ZB ///ears.frost.plenty

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

bf. brasier freeth
01442 263033
brasierfreeth.com

Claire Madden
07540 107 824
claire.madden@brasierfreeth.com

Tim Howlings
07702 884 402
tim.howlings@brasierfreeth.com

CBRE
0121 616 5555
www.cbre.co.uk

Olivia Newport
07920 822 081
olivia.newport2@cbre.com

Tom Erxleben
07710 966 234
tom.erxleben@cbre.com

Emily Middleton
07720 975 013
emily.middleton@cbre.com

adroit REAL ESTATE ADVISORS
01442 506770
0203 912 6440
adroitrealestate.co.uk

Steve Williams
07860 708 665
swilliams@adroitrealestate.co.uk

Lloyd Spencer
07768 480 937
lspencer@adroitrealestate.co.uk

Mark Gill
07702 895 010
mgill@adroitrealestate.co.uk

Conditions under which particulars are issued: Brasier Freeth, CBRE and Adroit Real Estate Advisors for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Brasier Freeth, CBRE or Adroit Real Estate Advisors has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. September 2026

PROLOGIS®