

PROLOGIS PARK  
**H**MEL  
**H**MPSTEAD

///ears.frost.plenty

Industrial & logistics opportunities  
3 units from 53,000 – 66,000 sq ft

**Available now**

# Prologis Park Hemel Hempstead.



It just makes sense.

# Three new units available.

With three new units ranging between 53,000 and 66,000 sq ft available now – this provides an excellent opportunity for businesses to be situated in a prime, last mile location to serve London and the South East.

All of the spaces have 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 units will all include a rooftop solar array, target an EPC A+ and BREEAM Outstanding rating, as well as being Net Zero build.



**DC8**  
53,787 sq ft

**DC10**  
66,419 sq ft

**DC12**  
60,065 sq ft

**LET**

**LET**



**Flexible space**  
Three units ranging from 53,000 – 66,000 sq ft.



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



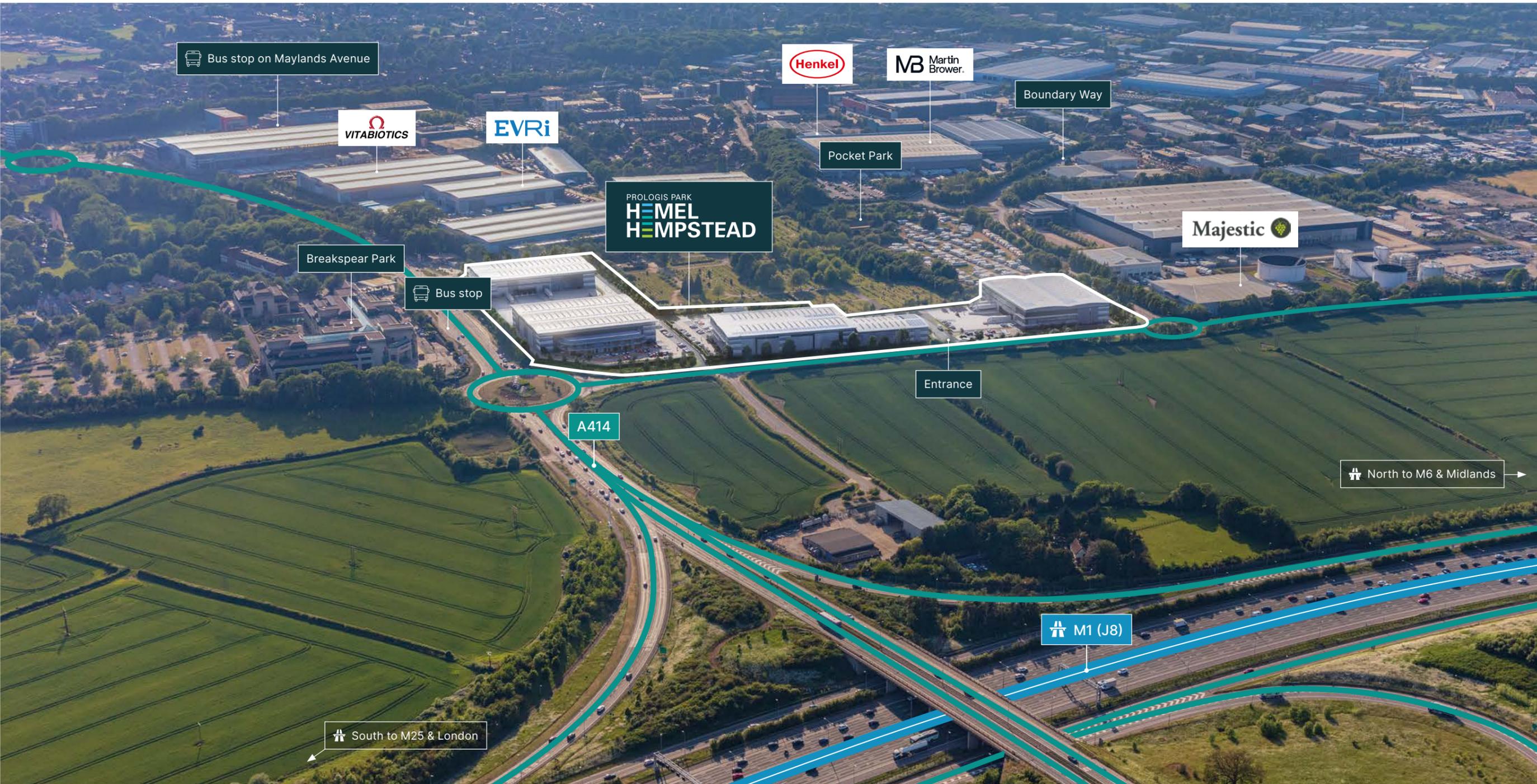
**Local amenities**  
An array of outlets nearby to suit all employees' needs.



**Simon Perks**  
Director, Capital Deployment & Leasing

“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 will be 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.”



**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.

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.

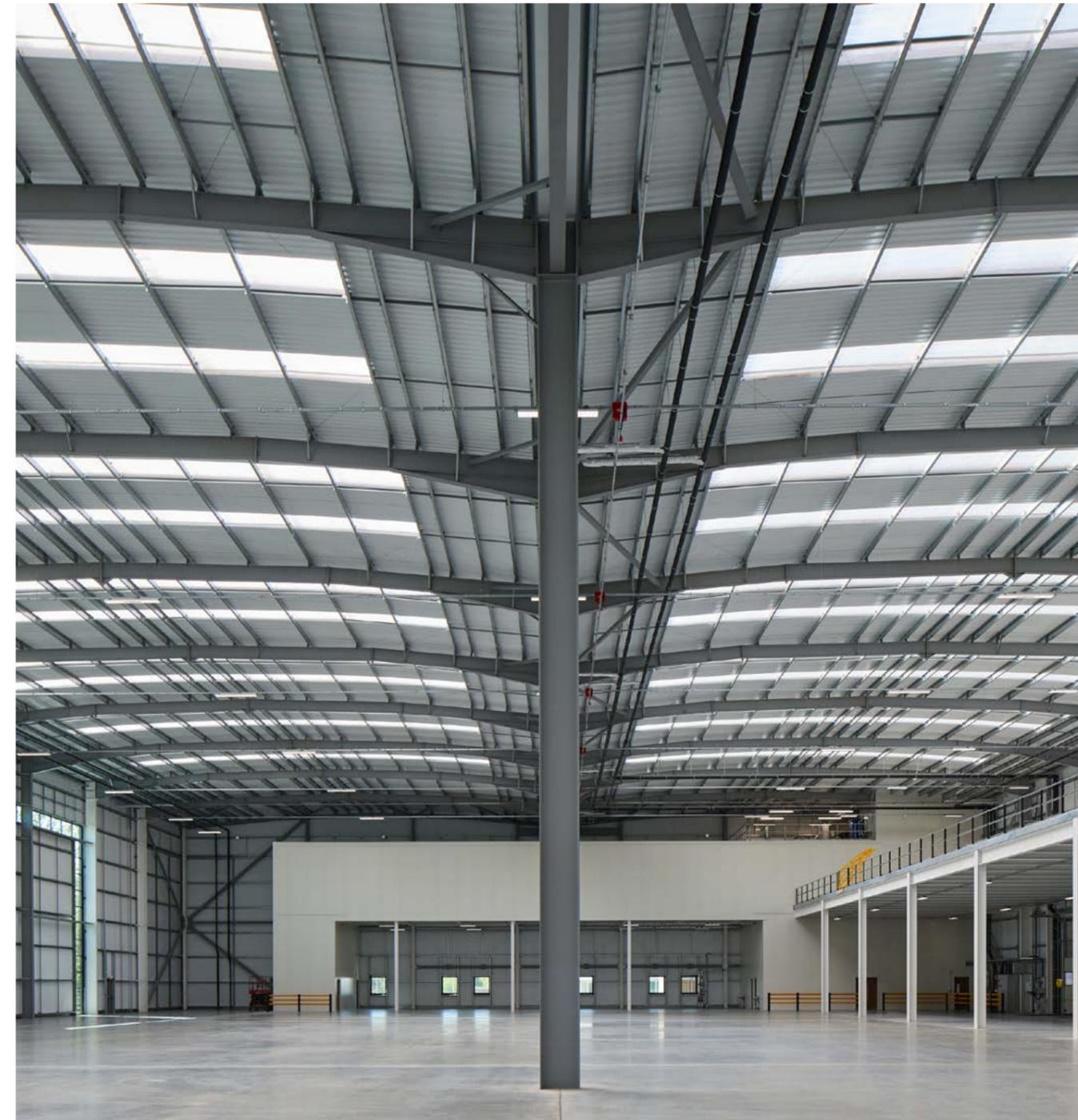
The third phase of development at the park forms part of a drive to deliver long-term, high-quality infrastructure, in line with the Think Hemel initiative; an enterprise to promote and drive investment for the town.

**M1. M25.  
In moments.**

# Range, choice and flex.

	Warehouse inc. ground floor core	First floor office	Mezzanine	Plant deck	Total
DC8	40,319 sq ft (3,746 sq m)	3,864 sq ft (359 sq m)	7,988 sq ft (742 sq m)	1,616 sq ft (150 sq m)	53,787 sq ft (4,997 sq m)
DC10	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)
DC12	55,755 sq ft (5,180 sq m)	3,996 sq ft (371 sq m)	–	314 sq ft (29 sq m)	60,065 sq ft (5,580 sq m)

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



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



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



Target BREEAM Outstanding



Target EPC A+



PV solar array



Cycle provision

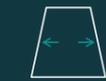


EV charging

# Net Zero in its DNA.

# Self-sufficient space.



	 Clear height	 Yard depth	 Dock doors	 Level access doors	 Car parking spaces	 Power	 PV solar array	 PV solar array saving per annum*
DC8	12.5m	35m	4	3	70	450 kVA	114 kWp generating 107,000 kWh per annum	£32,100
DC10	12.5m	39m	4	2	75	350 kVA	139 kWp generating 130,000 kWh per annum	£39,000
DC12	12.5m	50m	6	2	76	450 kVA	125 kWp generating 118,000 kWh per annum	£35,400

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



# 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 CGI



Brise Soleil / solar screening



Cycle storage



EV car & cycle charging



Rainwater harvesting



### Mezzanine

Mezzanines within DC8 and DC10 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.

# 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 health, 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.

# 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.**

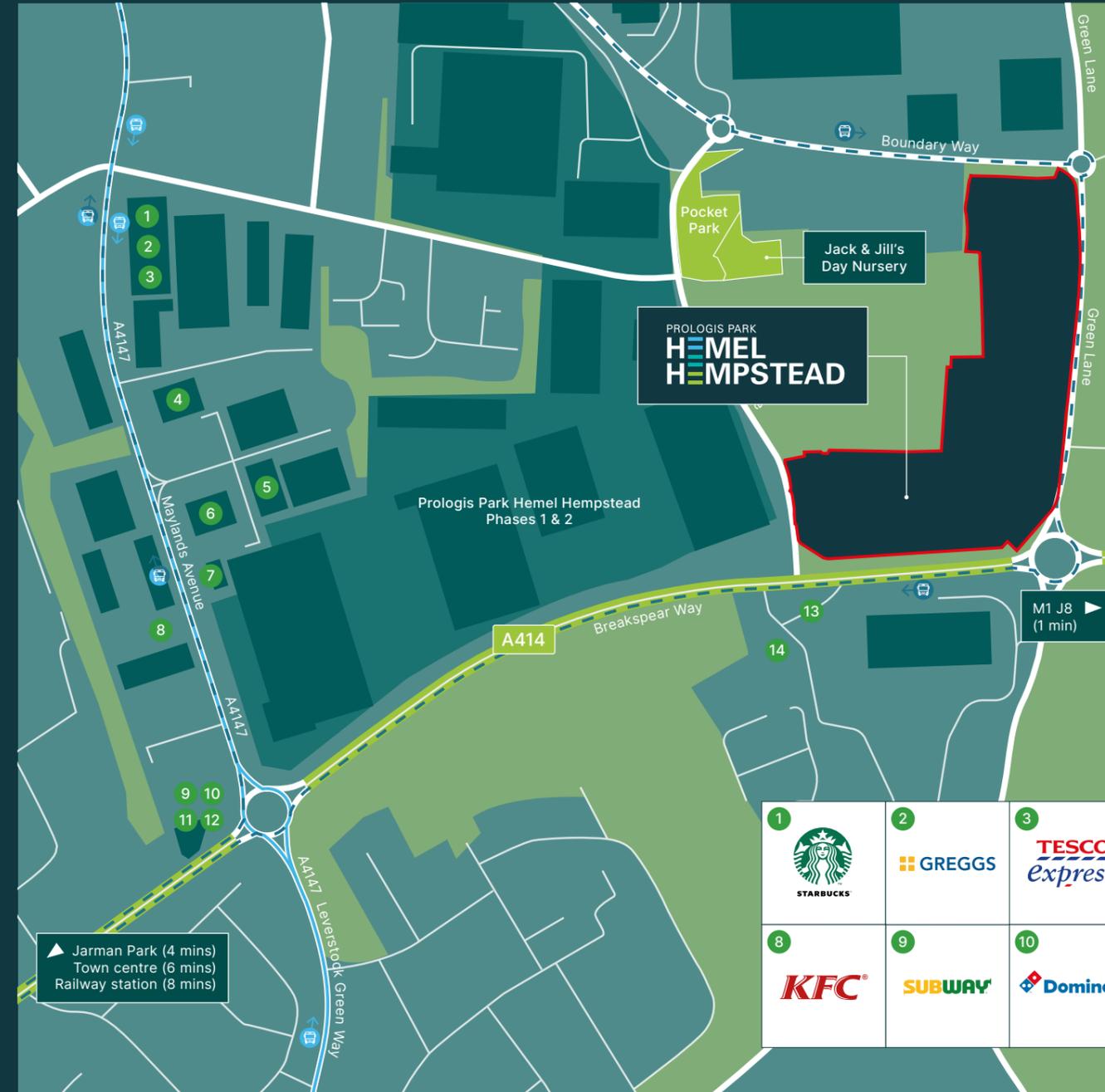
At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™. Every unit is built with an amenity area in place where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



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 EST. 1884	14 Holiday Inn

**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

# Zero. Always.

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

## A+

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

## 0

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

## £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.

## 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.

<p>Net Zero build</p> 	<p>Target BREEAM Outstanding</p> 
<p>Target EPC A+</p> 	<p>PV solar array</p> 
<p>Cycle provision</p> 	<p>EV charging</p> 

## 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



# Your Journey, Powered by Prologis Essentials



Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

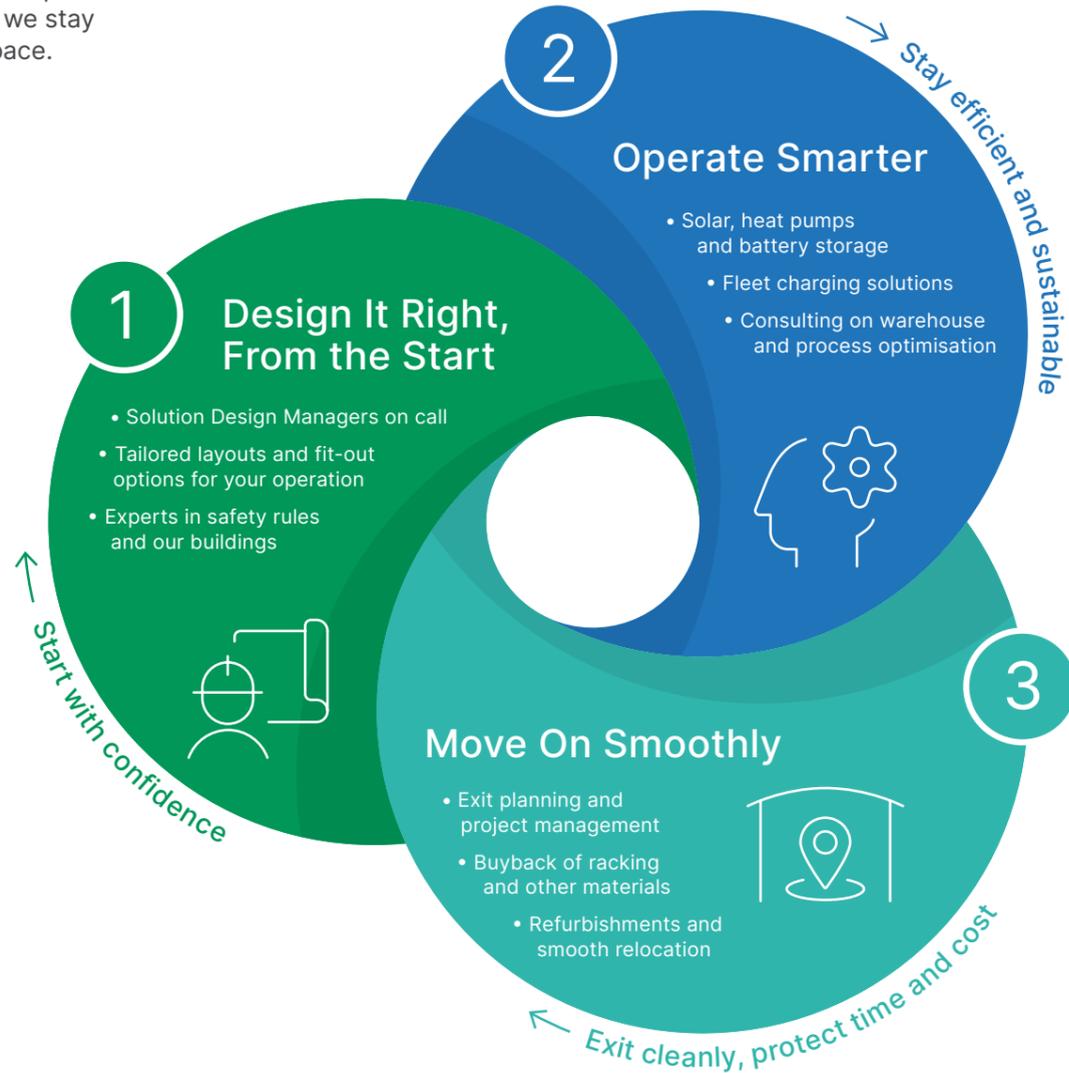
## Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

## Meet Your Essentials Solutions Manager

“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock



# Minimal energy. Maximum impact.

A solar array will be installed as standard for every unit to ensure it reaches an EPC A+ rating.

This means that the unit will use minimal energy to operate, resulting in reduced energy costs and a smaller carbon footprint. This will make each unit Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework). Each array can be extended in size through Prologis Essentials to further reduce Unregulated Operational Energy requirements.

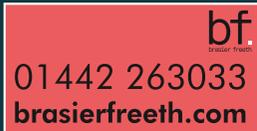


# A partnership that just makes sense.

## 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](http://prologis.co.uk)

[prologis.co.uk/hemel](http://prologis.co.uk/hemel)



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