twenty seven

MAYLANDS AVENUE // HEMEL HEMPSTEAD // HP2 7DE



FOR SALE

FULLY REFURBISHED HIGH-SPECIFICATION HQ / OFFICE & WAREHOUSE FACILITY

30,596 sq ft (2,842 sq m)

KEY FEATURES

MODERN HIGH-TECH OFFICE BUILDING

COMPREHENSIVELY REFURBISHED IN 2021

STRIKING CENTRAL ATRIUM WITH TOWNHALL/PRESENTATION SPACE

SUITABLE FOR A VARIETY OF USES

93 CAR PARKING SPACES

19 EV CHARGING POINTS



LOCATION

The property occupies a prominent position fronting Maylands Avenue (A4147) the principal spine road of the Maylands Business Area.

The general area is a mix of office and industrial properties. The Maylands Estate is well located for road communications being adjacent to Junction 8 of the M1 motorway and only 4 miles or so from Junction 21 of the M25.

Hemel Hempstead town centre is approximately 2 miles away and the mainline station 3 miles.

POSTCODE: HP2 7DE

GOOGLE MAPS: CLICK HERE

WHAT3WORDS: ///sugar.income.kinks





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

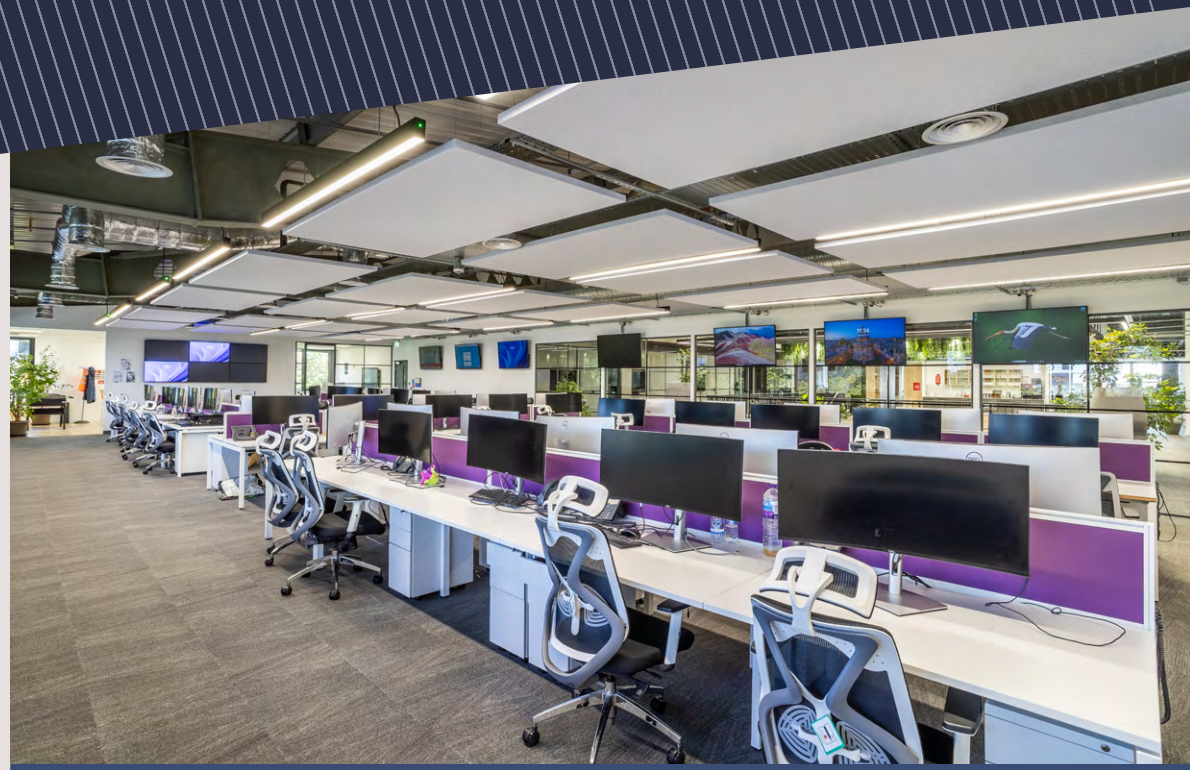

Trinity Estates
Hollywood Bowl
Electric tobacconist
Selco
The Cube
Atlas Copco UK
Royal Mail
Booker
CLEVELAND RD
MARK RD
MAXTED RD
MAYLANDS AVENUE
ASUSTek
Smiths Detection
DDC Foods

DESCRIPTION

The property is a modern, high-specification office building, comprehensively refurbished in 2021/2022 to provide HQ-style accommodation and one of the highest specifications of self-contained office space in Hemel Hempstead.

The building provides a well-balanced mix of warehouse/storage and office accommodation, incorporating:

- HIGH QUALITY OCCUPIER FIT OUT
- OPEN-PLAN OFFICE ACCOMMODATION
- MEETING AND BOARD ROOMS
- SECURE WORK ZONE ACCESSED VIA A KEY-FOB ENTRY SYSTEM
- VERSATILE PRESENTATION SPACE WITH BI-FOLDING DOORS
- QUIET-ZONE LIBRARY, WELLNESS ROOM AND PRAYER ROOM
- WAREHOUSE / WORKSHOP WITH MEZZANINE TO PART
- 3.30M HIGH ROLLER SHUTTER



These facilities provide a flexible working environment designed to support both collaborative and focused working.

The current owner-occupier has installed a smart building management and access control system, providing integrated control of the building's systems and secure access throughout. A large-scale PV system has also been installed, with further information available upon request.

The building offers the opportunity to purchase a prominent Maylands Avenue building suitable for a variety of uses including office, business centre, training, laboratory, light industrial and storage uses.

The site provides 93 car parking spaces, including 19 EV charging bays comprising:

10 FAST CHARGERS

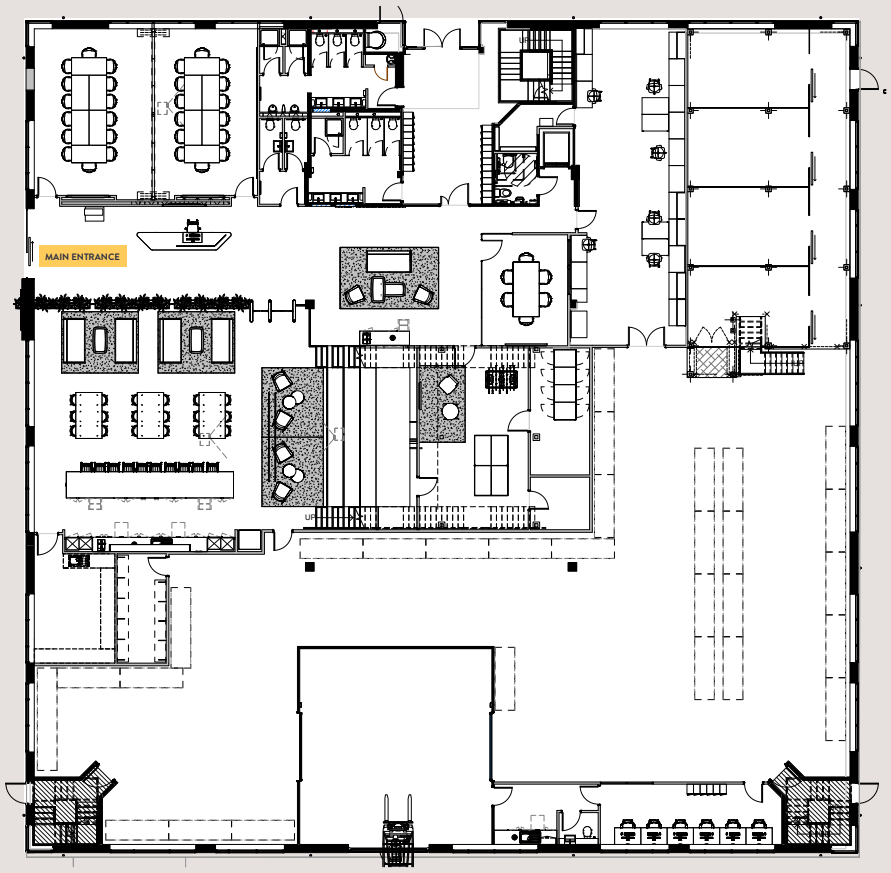
9 STANDARD CHARGERS

AUDITORIUM

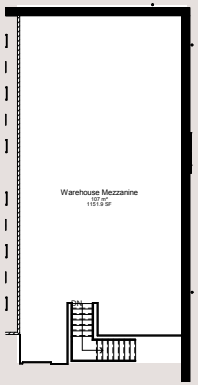


- 2 x Barco G60-W10 10,00 Lumen ceiling mounted Projectors
- 2 x 3.75 metre x 2.58 metre ceiling mounted drop down projector screens
- Yamaha speaker system and amplifier
- Wall mounted central control panel
- Wireless presentation interface

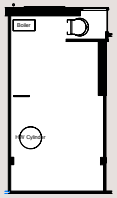
GROUND FLOOR



Ground Floor - GA - Proposed



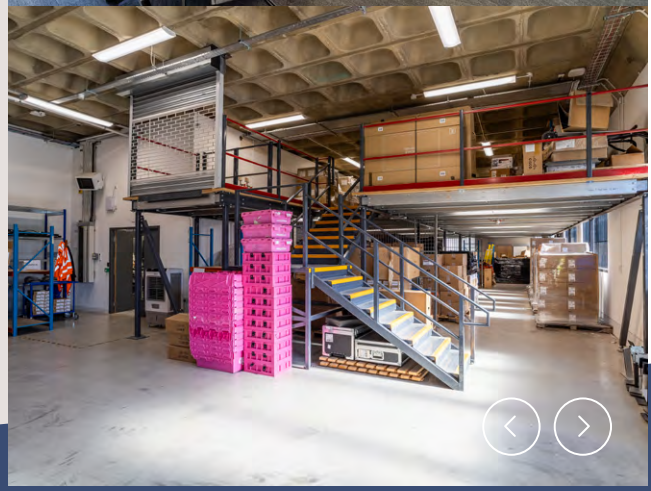
Mezzanine - GA - Proposed



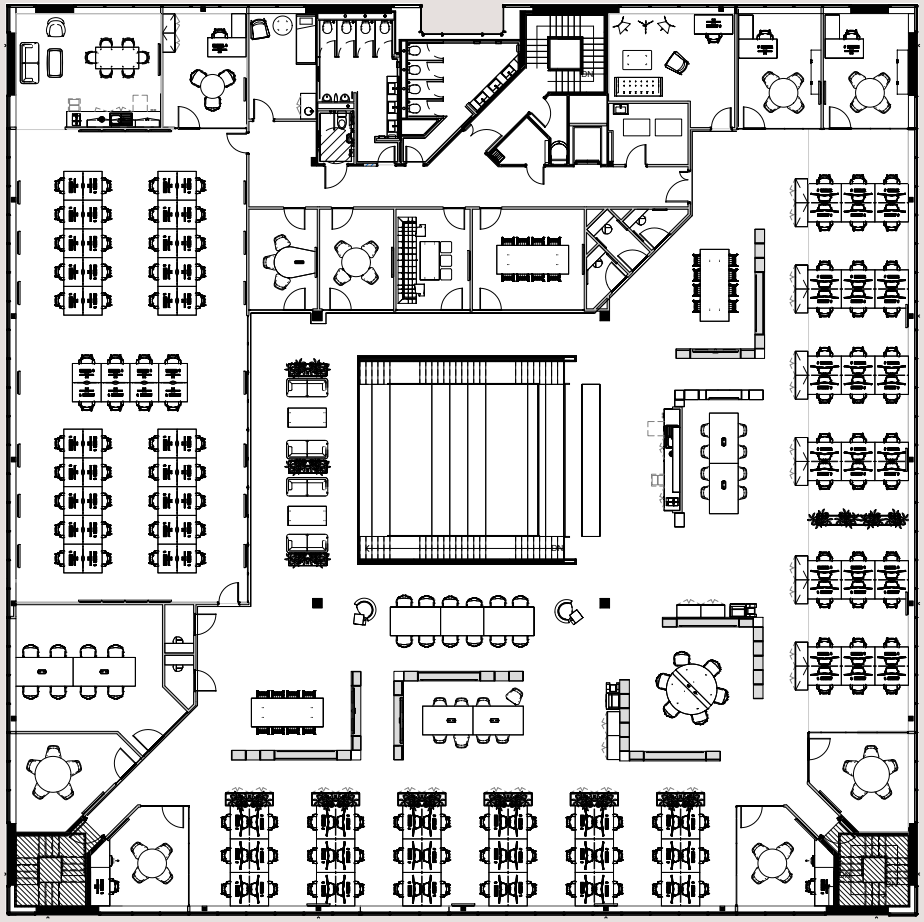
Mezzanine Plant - GA - Proposed







FIRST FLOOR



First Floor - GA - Proposed



ACCOMMODATION



Description	Sq m	Sq ft
Ground Floor Offices	801.57	8,628
Ground Floor Warehouse	594.84	6,402
Ground Floor Mezzanine	108.47	1,167
First Floor Offices	1,328.61	14,301
TOTAL	**2,842.49**	**30,596**

Areas are measured on a Gross Internal Area (GIA) basis.



TENURE
The freehold is available by way of vacant possession.

PRICE
On application.

EPC
The property has an EPC rating of B29. Details available upon request.

RATEABLE VALUE
The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £370,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Dacorum Borough Council, 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

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MAYLANDS AVENUE

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