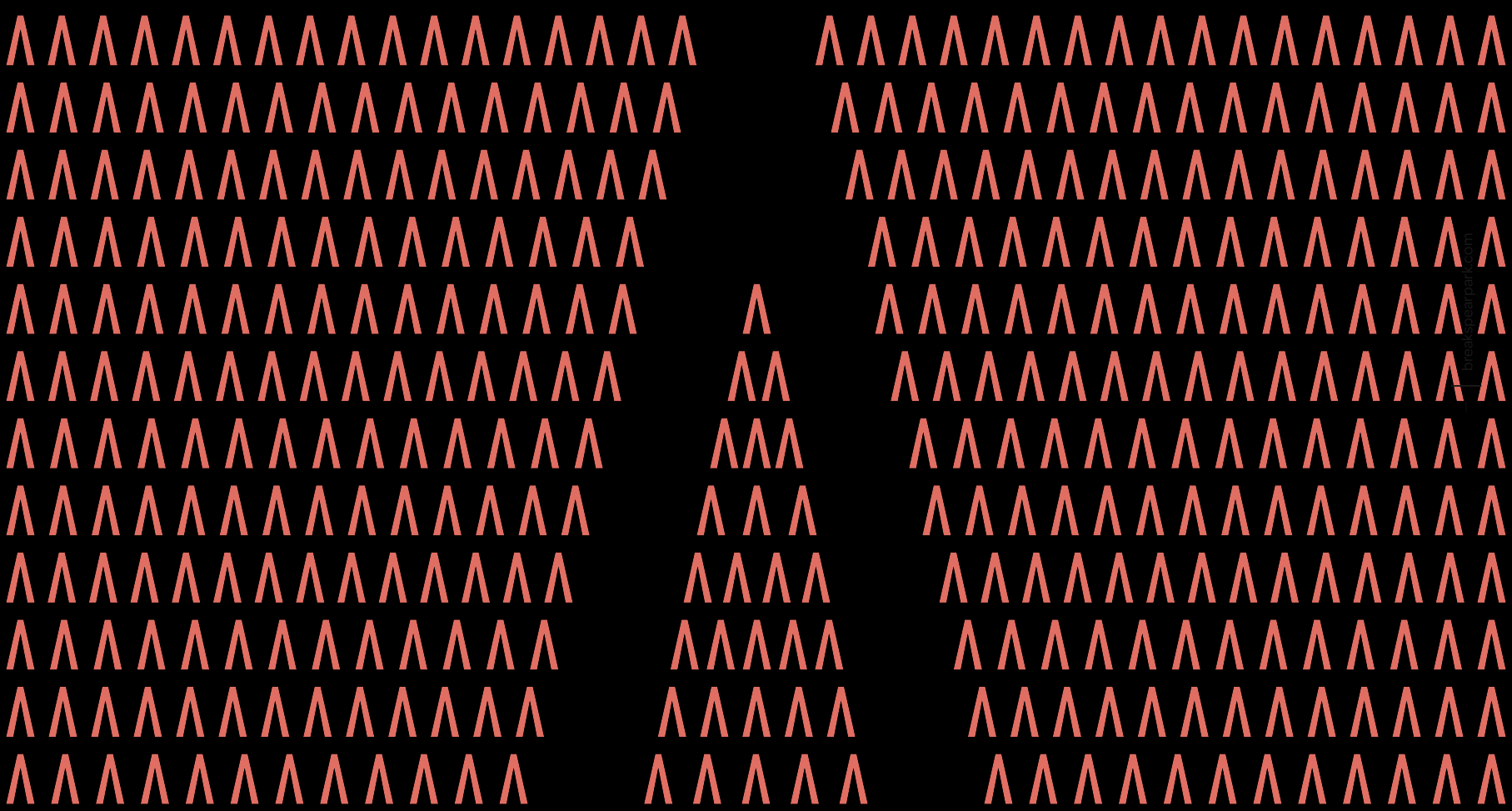




BREAKSPEAR PARK

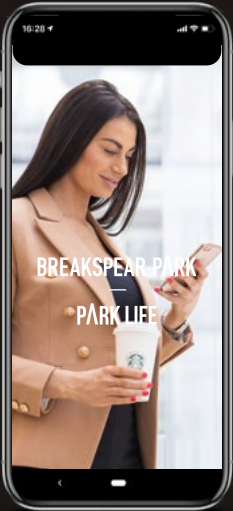
HEMEL HEMPSTEAD HP2 4TZ

OUR COMMITMENT:
**ALTOGETHER A
BETTER PLACE.**

DEVELOPED FOR PEOPLE,
BUILT FOR BUSINESS.



MORE THAN
JUST A NINE TO FIVE.
A COMMUNITY.



**STAY CONNECTED
WITH THE NEW
PARK LIFE APP**

Set in 16 acres of landscaped grounds, discover an office campus which you can call your own, built around you and your employees.

We don't just do business. The health and wellbeing of the occupiers and staff at Breakspear Park is always front of mind – we listen to what they want, collaborate to inspire new ideas and are dedicated to bringing positive change and a better way of working.

Occupiers also benefit from the opportunity to expand their workspace as their business grows.

On-site amenities include:

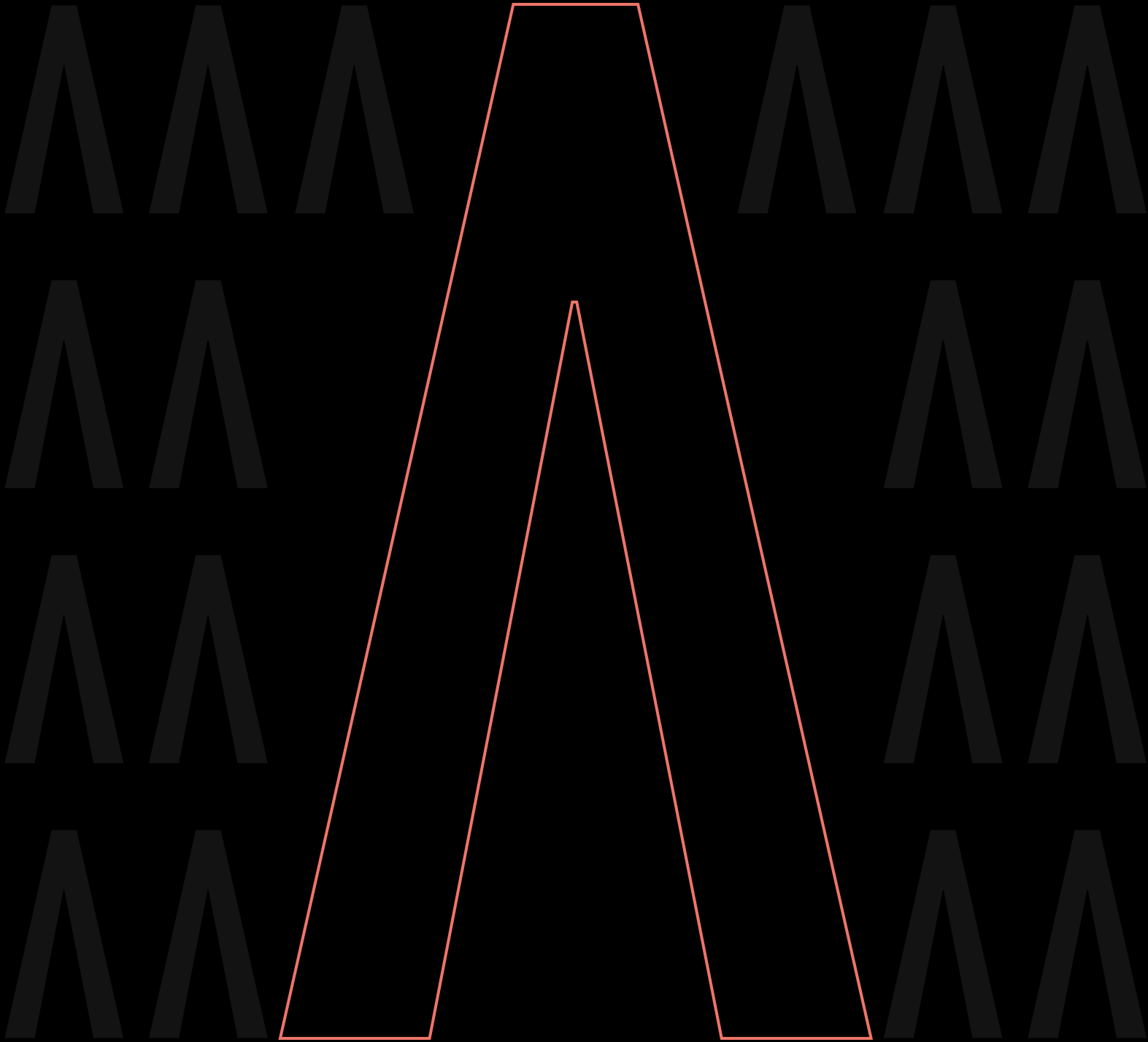
- + A fitness studio to support our wellbeing programme
- + Park Life mobile App
- + The Hub - a dedicated facility that delivers 'Park Life', our on-site community programme of events and activities
- + ELEVATE fibre installation, providing swift IT connection and avoiding wayleaves
- + High speed Wi-Fi accessible in all communal areas
- + Dedicated shuttle bus to Hemel Hempstead station and town centre
- + Bike store, showers and locker rooms
- + 150-seat restaurant and coffee shop
- + Excellent parking ratio of 1:218 sq ft
- + Further parking may be available by separate determinable licence
- + 24-hour security
- + Additional basement storage
- + Full access loading dock

MAKE LONG LASTING CONNECTIONS.

At Breakspeare Park you'll find a community where businesses build their futures, with opportunities to connect and develop their network on an international scale.

The available suites range from 1,582 - 16,333 sq ft and our current tenants include Britvic, Butlins, Parker Hannifin, Boston Scientific, BAM, NHS Professionals, Regus, Merz Pharma, Linksap, Orifarm and James Latham.

DISCOVER
A PLACE THAT PRESENTS NEW
OPPORTUNITIES.



A SPACIOUS AND BRIGHT ENTRANCE AND RECEPTION.

Developed from a desire to create a lasting impression, our focus has been on creating contemporary, efficient, flexible space, with a full understanding of today's business needs.

This iconic and versatile building has a striking triple height reception leading into a full height 'street', running the entire length of the building, filled with natural light.

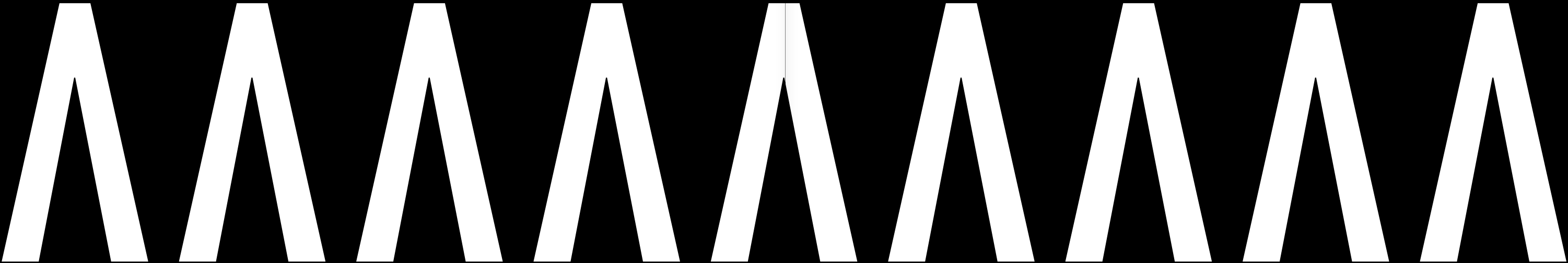
The spacious, communal breakout areas allow businesses to work smarter, alongside their day-to-day environment.



**SUITES AVAILABLE
RANGING FROM
1,582 TO 16,333 SQ FT.**

SPACE TO MEET-
A PLACE
TO COLLABORATE.

A PLACE THAT ALIGNS
LIKE-MINDED BUSINESSES.



THE HUB - THE BEATING HEART OF THE PARK.

The Hub is our home of creativity, it's the place where ideas become tangible events, activities and services.

The initiative called 'Park Life' offers colleagues a unique and engaging work/life balance. Occupiers are free to drop in and discuss any ideas they may have about enhancing Park Life for the whole community.

The opportunities are endless and the programme is continuously evolving the workplace experience.

You say, we listen.

PEOPLE FIRST.
DEDICATED TO DELIVERING
A BETTER PLACE FOR OUR
THRIVING COMMUNITY.



**LOCATED ON THE
GROUND FLOOR,
NEXT TO THE COFFEE
SHOP IS WHERE YOU'LL
ALSO FIND OUR ON-SITE
MANAGEMENT TEAM.**



EXPERIENCE ON-SITE EVENTS AND ACTIVITIES.

Regular tailored events throughout the year include pop up shops, barbecues, live music, fitness classes, fundraising, competitions and more.

Our thriving community offers the perfect opportunity to interact and have fun! We listen to what the occupiers want, and are always planning something different with a focus on bringing people together and making the most of our unique space and amenities.



OUR PARK LIFE APP ALLOWS OCCUPIERS TO ACCESS THE LATEST NEWS AND EVENTS.

UNIQUE AMENITIES AND A REGULAR PROGRAMME OF ON-SITE EVENTS. THIS IS YOUR BREAKSPEAR PARK.

REGULAR SHUTTLE BUS
SERVICE TO THE STATION,
TOWN CENTRE AND
JARMAN SQUARE.



THE NEW APP ALLOWS
OCCUPIERS TO **GET**
THE BEST OUT OF THE
ON-SITE AMENITIES.



ALL THE AMENITIES, ALL ON-SITE.

A 150-seater restaurant,
business lounge, shuttle bus,
a new fitness studio, showers,
lockers, bike racks and a
coffee shop.

Our restaurant and coffee shop offer
so many freshly prepared options, from
healthy salads to wholesome sandwiches
and hearty daily specials.

Our dedicated health and wellbeing focus
at the park gives occupiers a smarter
choice in their day-to-day working.



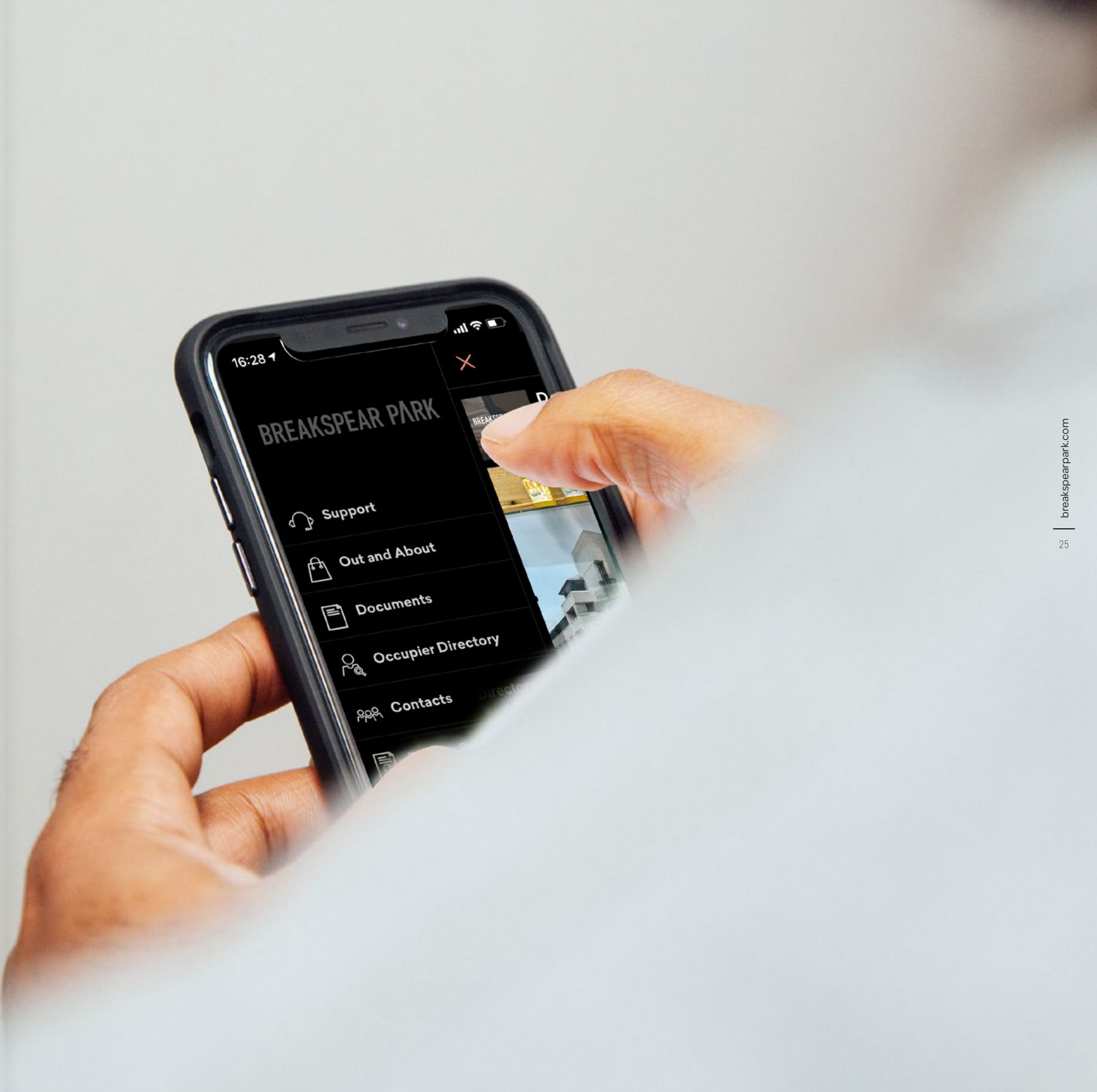
V

STAY
IN TOUCH
WITH THE
PARK LIFE APP.

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STAY IN TOUCH WITH THE PARK LIFE APP

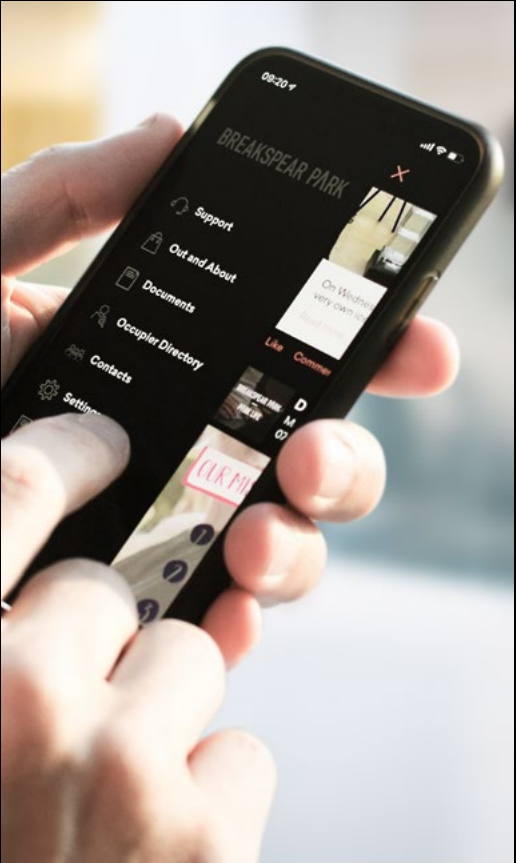
GET THE LATEST FROM
IN AND AROUND THE PARK.

The Park Life App keeps you in touch with life at the park and offers direct access to social features, in-App messaging and real-time events.

Our feature-rich App is your window to a fluid and connective way of working where you can access information about benefits and amenities. The App uses a Smart Building Operating System and also offers the convenience of FM & Building Information and much more.



**PARK SOCIAL.
CHAT, CONNECT AND
KEEP YOUR FINGER
ON THE PULSE.**



A BRAND NEW FITNESS STUDIO FOR OCCUPIERS.

Our new fitness studio offers a convenient, state-of-the-art fitness space.

Because the wellbeing of our occupiers is important to us, they'll be able to experience an enjoyable work/life balance. Occupiers will benefit from flexible access, friendly support, group sessions, personal plans, boot camps, yoga, Pilates, circuits and much more.

The new Park Life App is also available to view the timetable and keep everyone informed about new classes.



STATE-OF-THE-ART EQUIPMENT AND A FLEXIBLE TIMETABLE OF GROUP FITNESS CLASSES.



OFFICE SUITES AVAILABLE
RANGING FROM
1,582 TO 16,333 SQ FT.

FLEXIBLE SUITES ON THE GROUND, FIRST AND THIRD FLOORS.

The modern open plan office space provides a variety of suites with complete flexibility to grow.

These versatile floorplates offer suites ranging from 1,582 to 16,333 sq ft.

The fully refurbished space includes:

- + Full access raised floors
- + New carpet floor finishes
- + New ceiling with LED lighting with PIR motion sensors
- + All new VRF air conditioning system
- + Refurbished WCs (East wing)
- + 3rd floor fit out option available



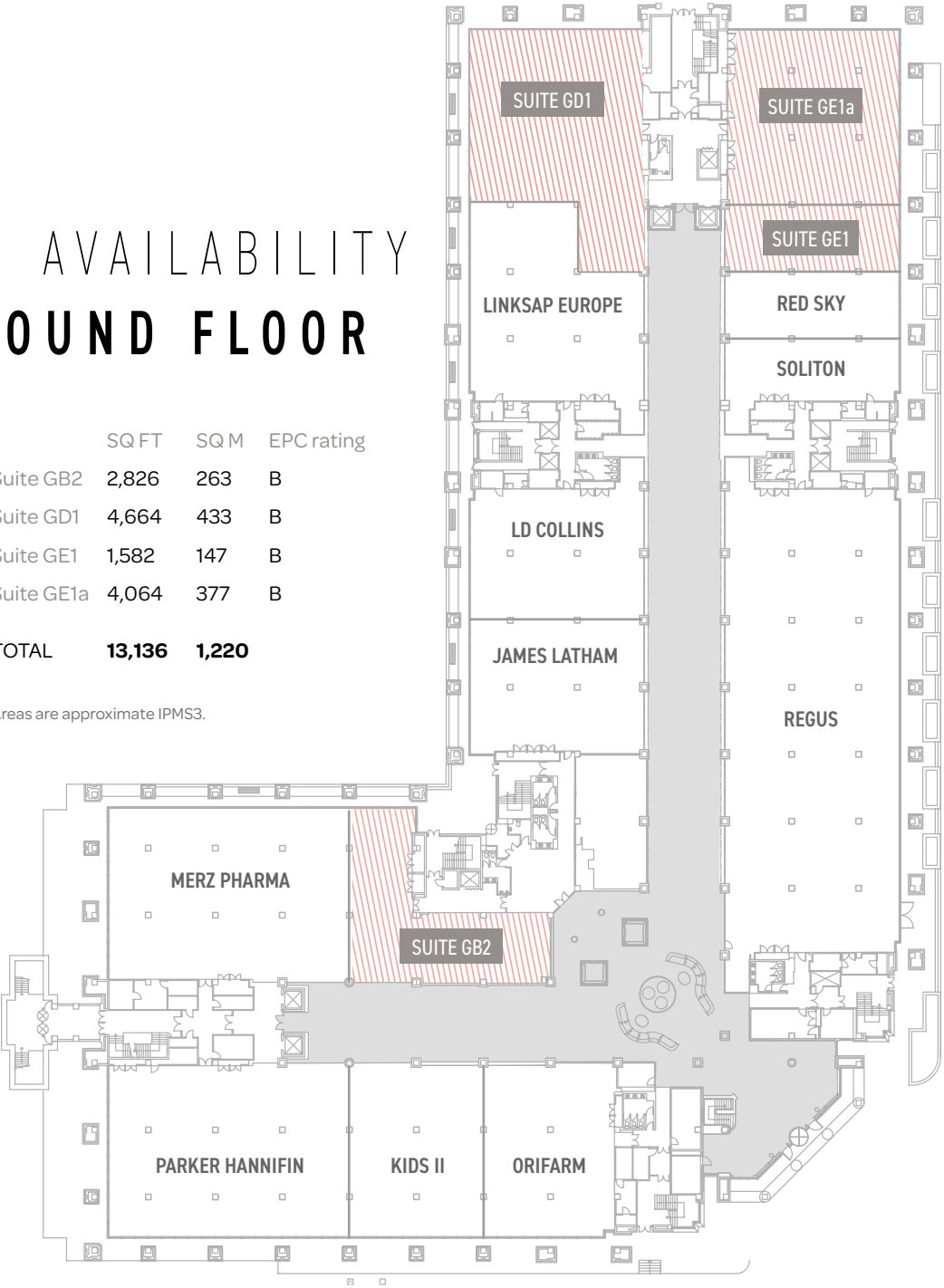
SUITES INCLUDE
EXPOSED SERVICES AND
NEWLY INSTALLED, ALL
ELECTRIC M&E SERVICES.



AVAILABILITY GROUND FLOOR

	SQ FT	SQ M	EPC rating
Suite GB2	2,826	263	B
Suite GD1	4,664	433	B
Suite GE1	1,582	147	B
Suite GE1a	4,064	377	B
TOTAL	13,136	1,220	

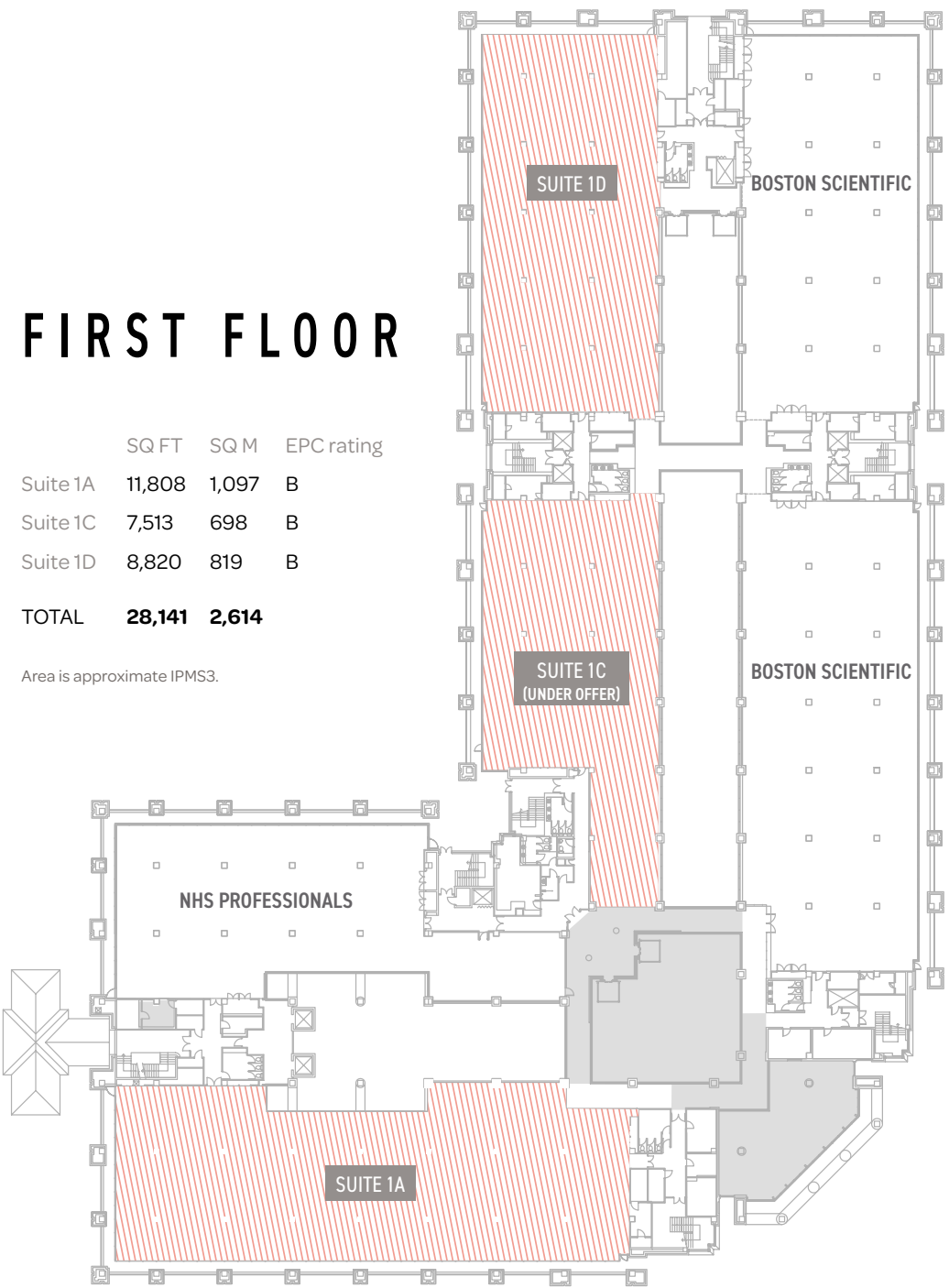
Areas are approximate IPMS3.



FIRST FLOOR

	SQ FT	SQ M	EPC rating
Suite 1A	11,808	1,097	B
Suite 1C	7,513	698	B
Suite 1D	8,820	819	B
TOTAL	28,141	2,614	

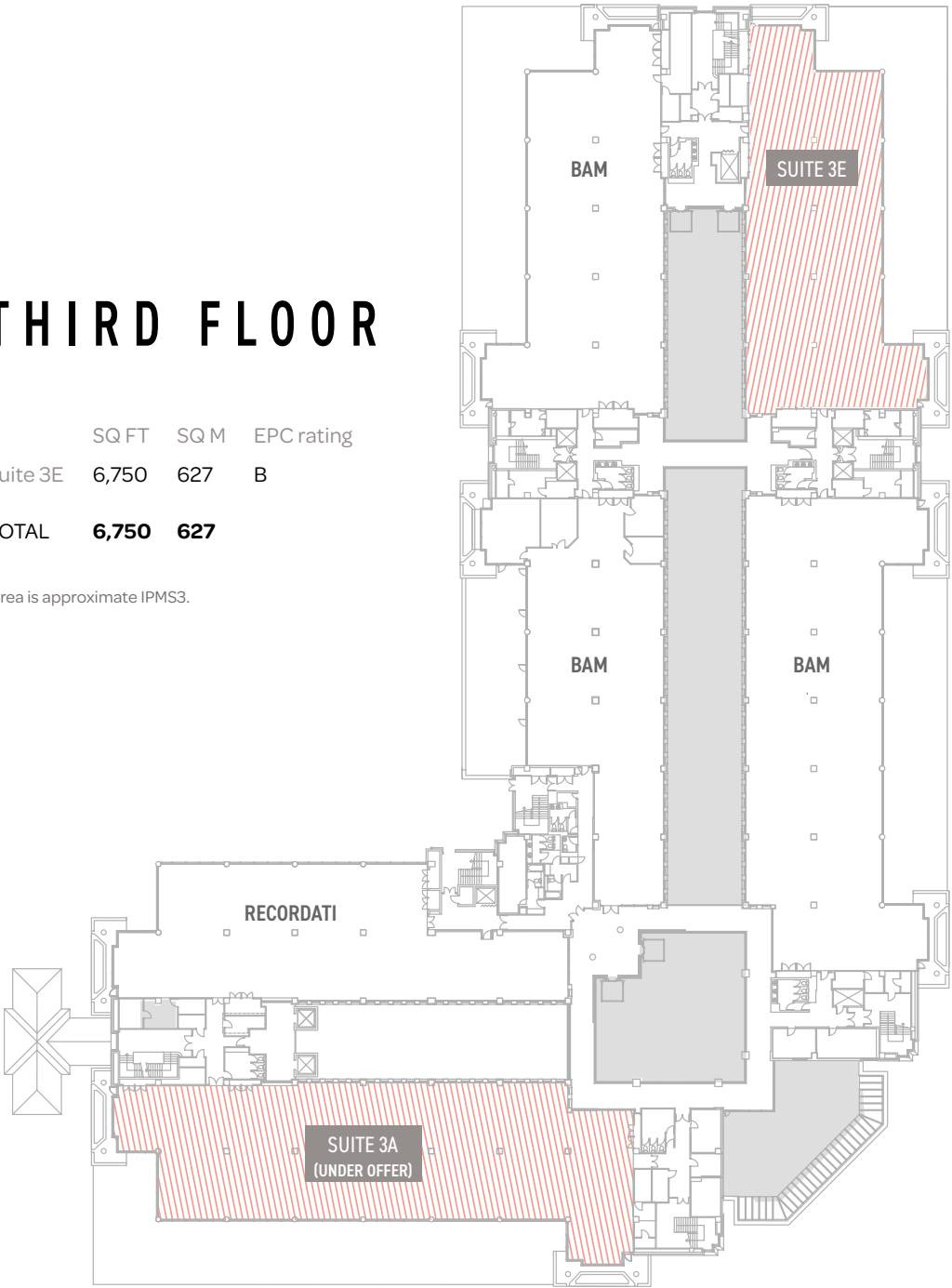
Area is approximate IPMS3.



THIRD FLOOR

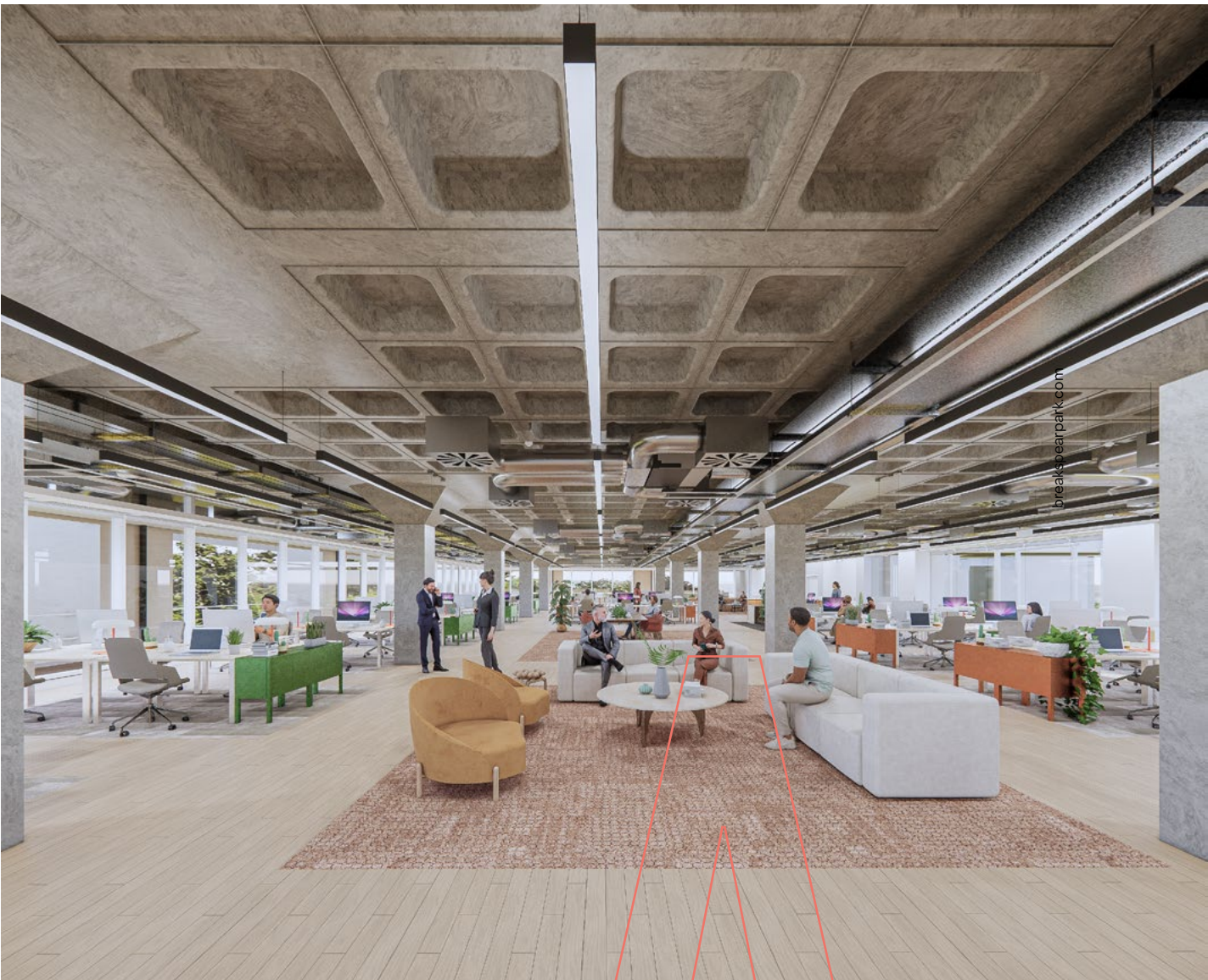
	SQ FT	SQ M	EPC rating
Suite 3E	6,750	627	B
TOTAL	6,750	627	

Area is approximate IPMS3.





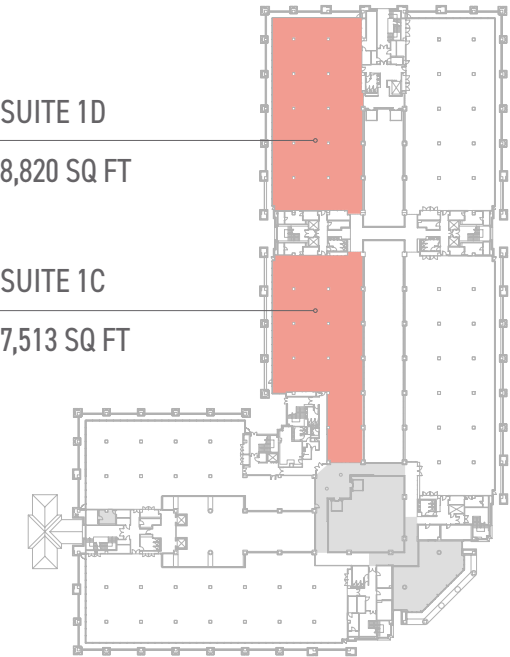
Suite 1D



Indicative CAT B finish of Suite 1D

New refurbished suites with unique design and finishes.

- Features include:
- + Exposed coffered slab
 - + Improved air quality with new VRF system
 - + Maximised floor to ceiling height
 - + Minimised embodied carbon and reduced waste
 - + Superb external view and natural daylight
 - + Newly refurbished WCs



FITTED SPACE PLANS

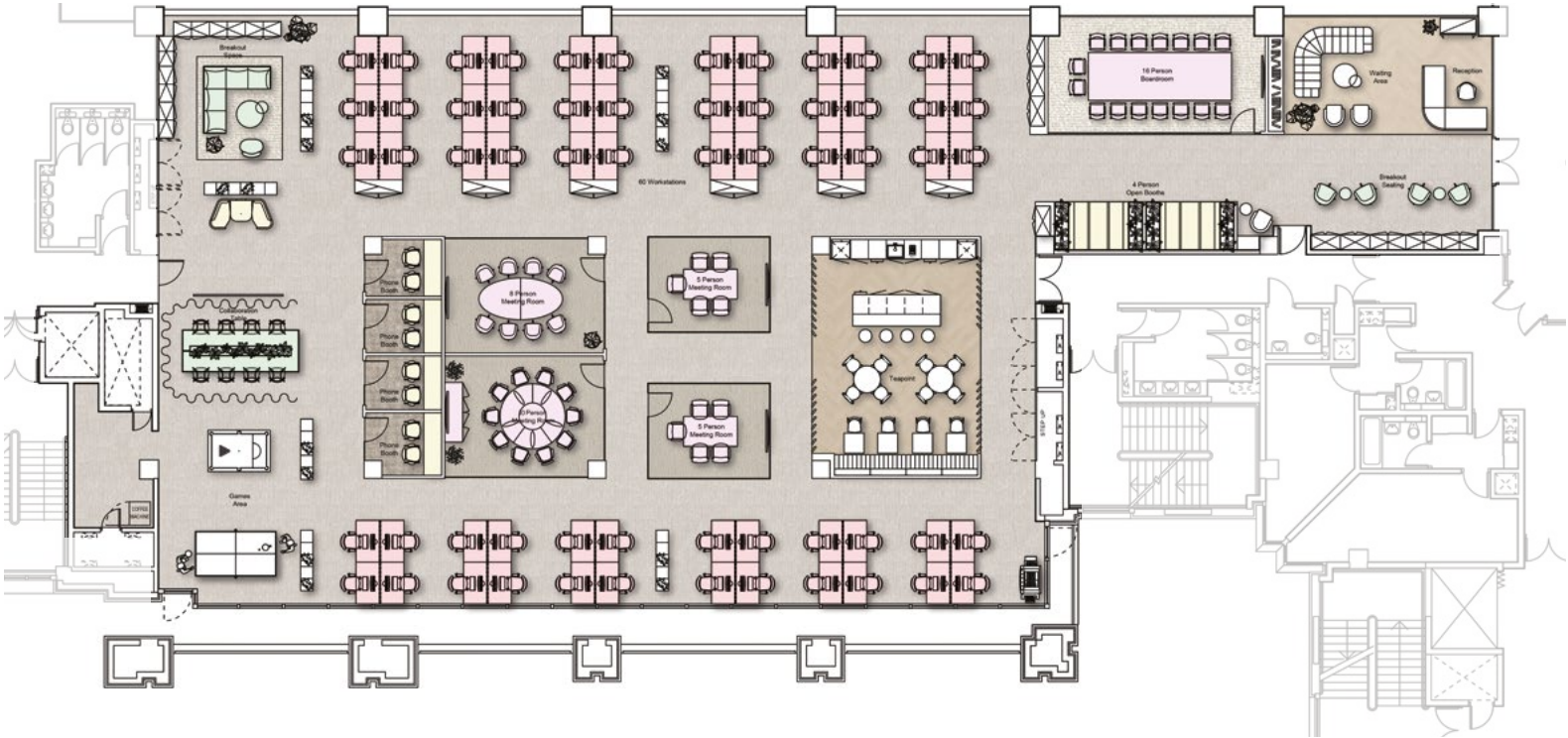
SUITE 1C - 7,513 SQ FT

- 60 PERMANENT
WORKSTATIONS

04 FLEXIBLE/HOT DESKING/
HI BENCH SPACES
- 05 MEETING ROOMS

07 PHONE BOOTHS/
OPEN BOOTHS/PODS
- 1X16no, 1x10no, 1x8no, 2x5no

1x8no, 1x5no, 2x2no
- 4x2no, 2x4no, 1x2no



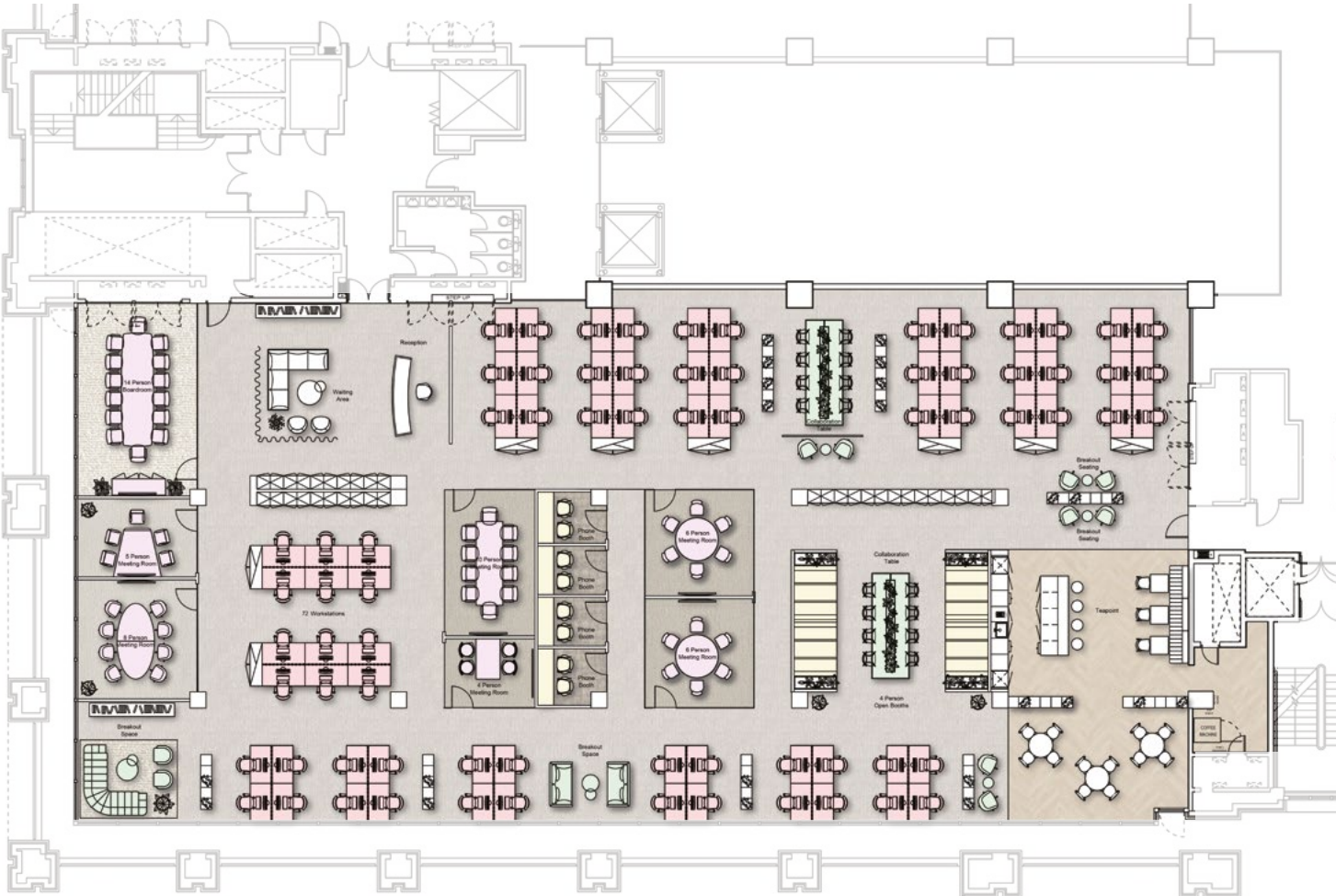
SUITE 1D - 8,820 SQ FT

- 72 PERMANENT
WORKSTATIONS

08 FLEXIBLE/HOT DESKING/
HI BENCH SPACES
- 07 MEETING ROOMS

04 OPEN BOOTHS
- 1x14no, 1x10no, 1x8no,
2x6no, 1x5no, 1x4no

2x8no, 1x6no, 1x4no, 4x2no
- 4x4no



FITTED SPACE PLANS

SUITE 3E - 6,750 SQ FT + PRIVATE TERRACE (PROPOSED)

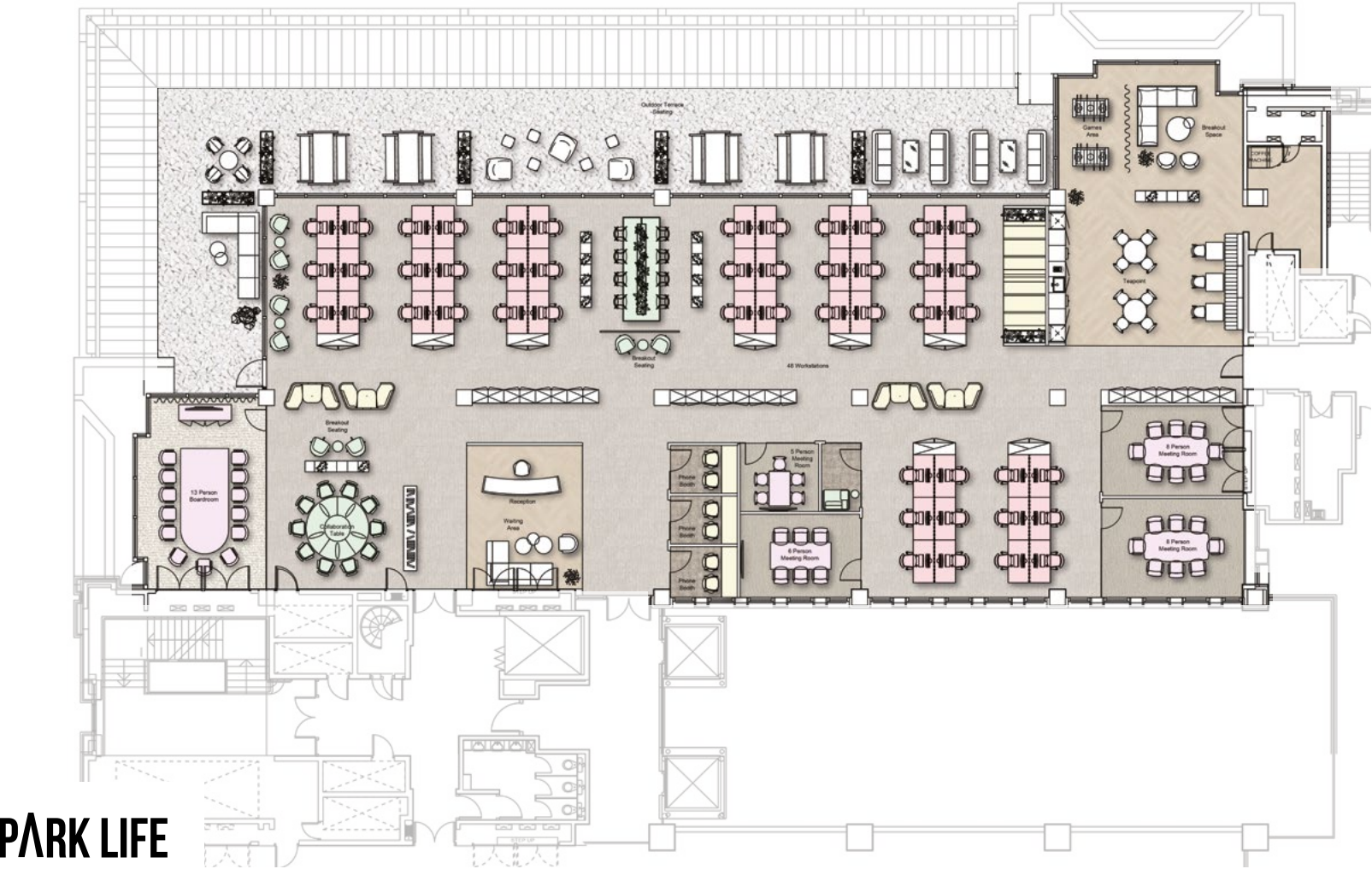
- 48 PERMANENT
WORKSTATIONS

06 FLEXIBLE/HOT DESKING/
HI BENCH SPACES

1 x 10no, 1 x 8no, 4 x 2no
- 05 MEETING ROOMS

09 PHONE BOOTHS/
OPEN BOOTHS/PODS

1 x 13no, 2 x 8no, 1 x 6no, 1 x 5no
3 x 2no, 2 X 4no, 4 x 2no



SUITE GD1 - 4,664 SQ FT

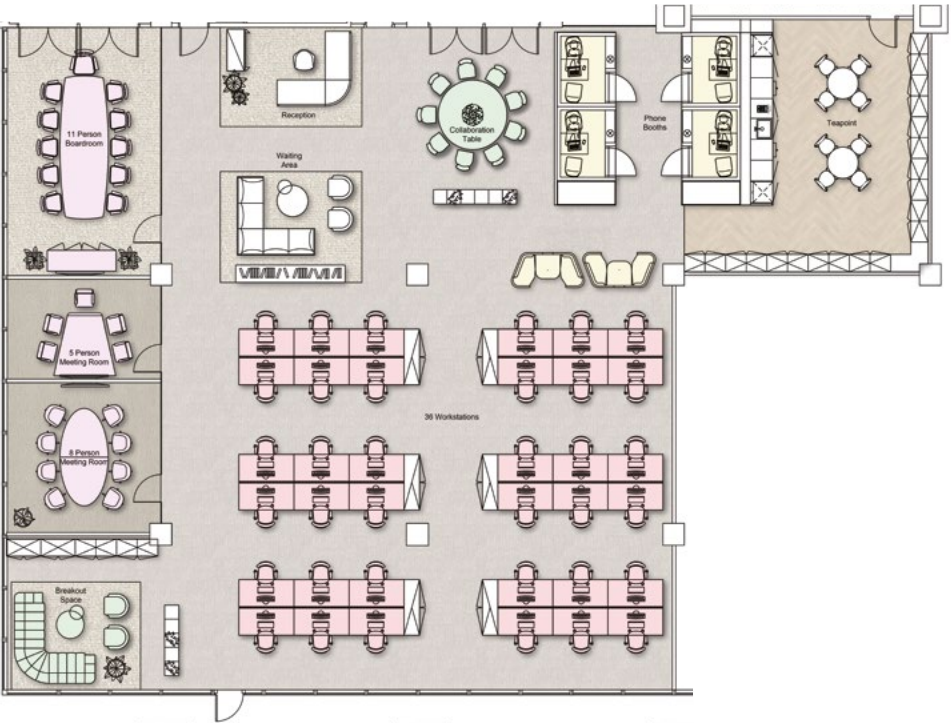
- 36 PERMANENT
WORKSTATIONS

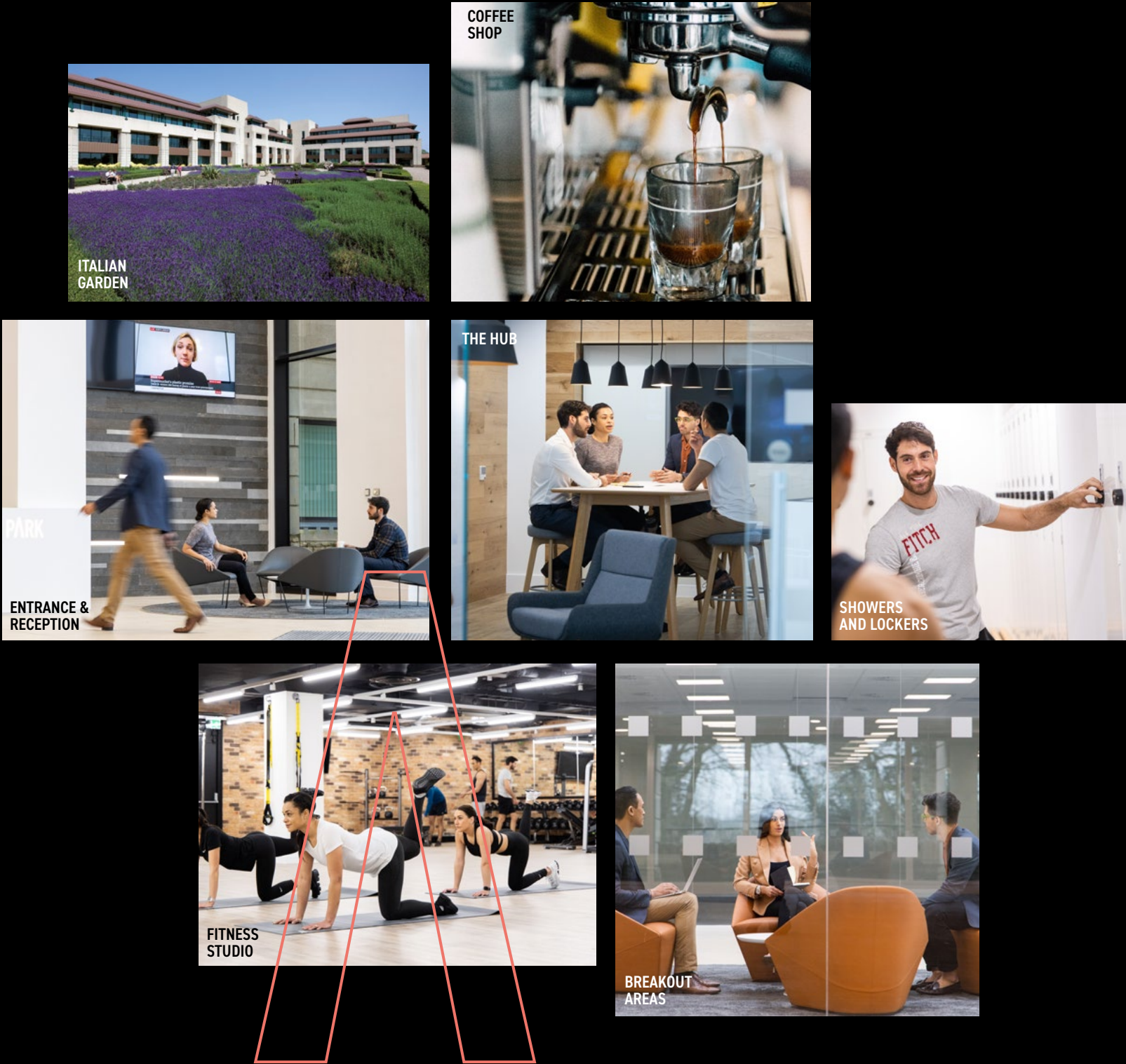
02 FLEXIBLE/HOT DESKING

1 x 9no, 1 x 6no
- 03 MEETING ROOMS

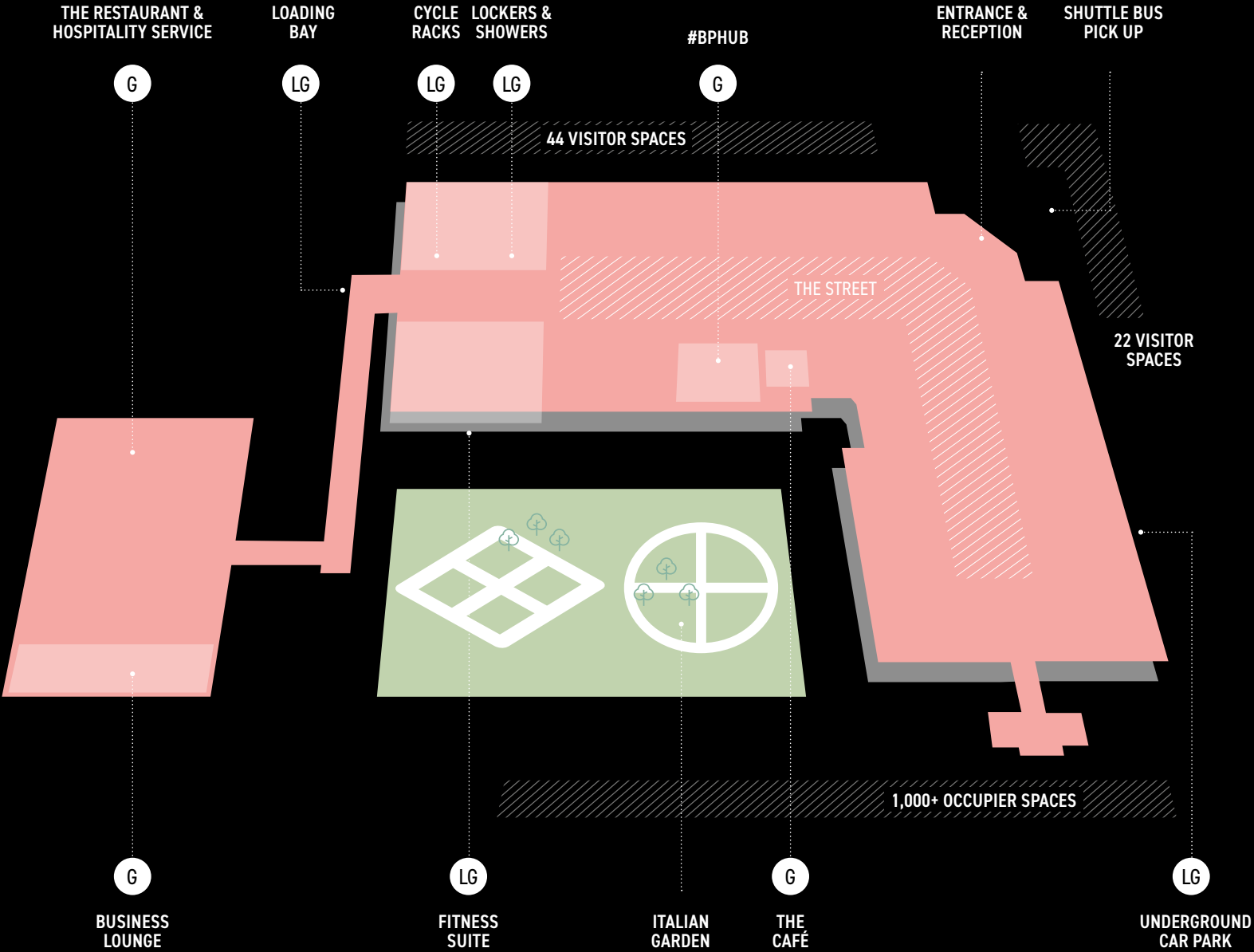
06 PHONE BOOTHS/PODS

1 x 11no, 1 x 8no, 1 x 5no
4 x 2no, 2 x 2no





SITE PLAN





**JARMAN SQUARE
BOASTS AN
EXCELLENT CHOICE
OF AMENITIES.**

NEARBY AMENITIES THAT WON'T LEAVE YOU SHORT OF OPTIONS.

Our shuttle bus service makes getting to and from the park completely hassle-free.

You'll find plenty of places to eat and drink in the town and nearby area including a selection of idyllic country pubs. Just 5 minutes from the park by bus and en route to the town centre is Jarman Square, Hemel's most popular leisure destination.

You can also enjoy a vast array of some of the biggest high street names.

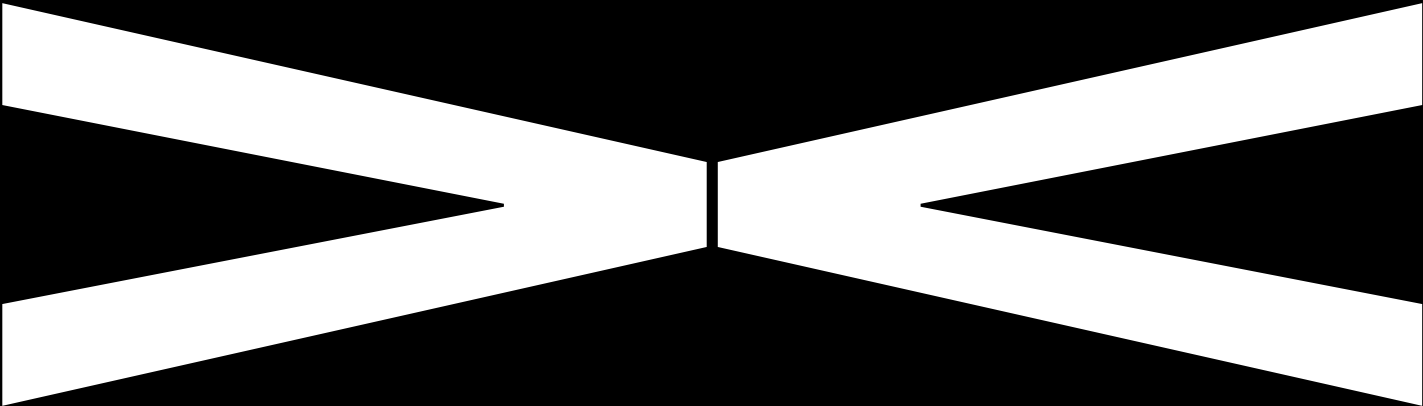
Jarman Square Leisure

- Cineworld
- Multiplex Cinema
- Planet Ice Skating Rink
- The Snow Centre
- XC Climbing Wall
- XC Skate Park
- XC Caving
- XC High Ropes
- The Gym
- Athletics Track
- Nandos
- Subway
- Pommel Horse
- Prezzo
- Five Guys
- Starbucks

The Town Centre

- M&S
- Tesco Express
- Holland & Barrett
- JD Sports
- O2
- Robert Dyas
- New Look
- Toni & Guy
- Cafe Nero
- TK Maxx
- H&M
- Waterstones
- Next
- Pizza Express
- Starbucks
- Anytime Fitness

EXCEPTIONAL CONNECTIONS.



1 MINUTE

TO J8
OF THE M1

12 MINUTES

TO J21
OF THE M25

13 MINUTES

TO LONDON
LUTON AIRPORT

27 MINUTES

TO LONDON
EUSTON STATION

36 MINUTES

TO LONDON
HEATHROW AIRPORT

45 MINUTES

TO LONDON
STANSTED AIRPORT

Breakspear Park is conveniently located just off junction 8 of the M1 and only 4 miles north of junction 21 of the M25.

The towns of St Albans, Watford, Hatfield, Berkhamsted and Luton are nearby and access to the UK motorway and arterial road network is excellent; the M4, M3, M40 and A1 are all within easy reach.

ROAD	
M1	0.7 miles
M25 / Junction 21	4 miles
Luton Airport	12 miles
Central London	25 miles
Heathrow Airport	26 miles
Stansted Airport	48 miles

RAIL	
Watford Junction	7 mins
London Euston	27 mins
Milton Keynes	31 mins
Northampton	48 mins
Birmingham Int.	74 mins

SAT NAV: HP2 4TZ

A UNIQUE AND PROMINENT POSITION.

← NORTH - LUTON AIRPORT - 10 MILES

M1 JUNCTION 8

M25 - 4 MILES →

HEMEL HEMPSTEAD
TOWN CENTRE AND
TRAIN STATION

HOLIDAY INN

BP CONNECT
M&S SIMPLY FOOD
WILD BEAN CAFE

GET IN TOUCH

For further information or to arrange a viewing,
please contact one of the joint letting agents.

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fox
smith

020 7629 5456

brayfoxsmith.com

PAUL SMITH
paulqsmith@brayfoxsmith.com

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will.foster@realestate.bnpparibas

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james.little@realestate.bnpparibas

Terms upon application.
Viewing strictly by appointment
through the joint sole letting agents.

Breakspear Park,
Breakspear Way,
Hemel Hempstead,
HP2 4TZ

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BREAKSPEARPARK.COM