

SARACEN **INDUSTRIAL** **ESTATE**

Prime Multi-Let Industrial
Estate & Trade Park

Units Ranging From
2,315 Sq Ft - 4,682 Sq Ft
To Be Refurbished

Maylands,
Hemel Hempstead,
HP2 7BJ

///modern.treat.sleeps

Available from Q4 2025



Prime Location for Precision & Efficiency

Saracen Industrial Estate offers excellent connectivity for a wide range of business operations where speed and connectivity are essential. Located just minutes from the M1 (Junction 8) and close to the M25 the park provides seamless access to London North M25, the Midlands and the local market conurbation.

Local & Personal



3.9% of Local workers employed in transport and storage (above the national average)



Lower average wages compared to nearby Hemel Hempstead, Milton Keynes, Watford and Luton



Luton Airport (10.9 miles / 15 minutes)

M1

J8

NEXT

SCREWFIX

TOOLSTATION

selco

Atlas Copco

Mark Road

Robert Dyas

BOOKER

Royal Mail

halfords

Mark Road

CEFC

STARBUCKS

TESCO

GREGGS

Maylands Avenue / A4147

Henkel

MartinBrower

smlths news

brakes

Majestic

EVRI

VITABIOTICS

Nuffield Health

McDonald's

COSTA COFFEE

ALDI

Direction to J8 M1

Saracen Occupiers Include

Unit 1	WOLSELEY
Unit 2	Grant & Stone Plumbing
Units 3, 4 & 6	HOWDENS
Units 8 & 9	Grant & Stone Electrical



Strategic Space with Unrivalled Connectivity

The site comprises of modern industrial / trade park units with steel portal frame construction, two storey offices with elevations of brickwork and profiled steel cladding.



5M
Eaves Height



1 Level Loading
Door Per Unit



Dedicated Car
Parking Spaces



EPC B
Rating

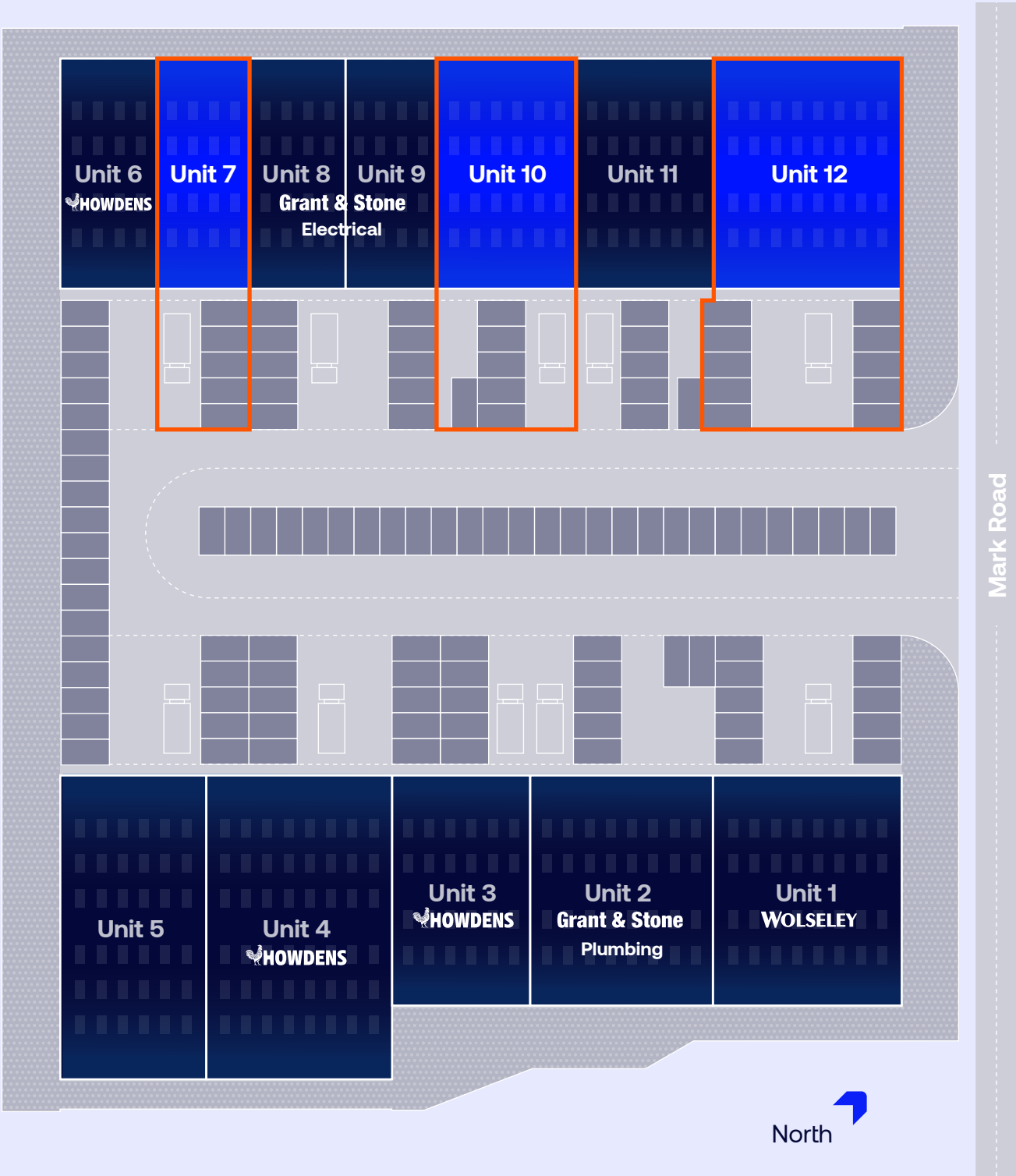


Two
Storey Offices



To Be
Refurbished

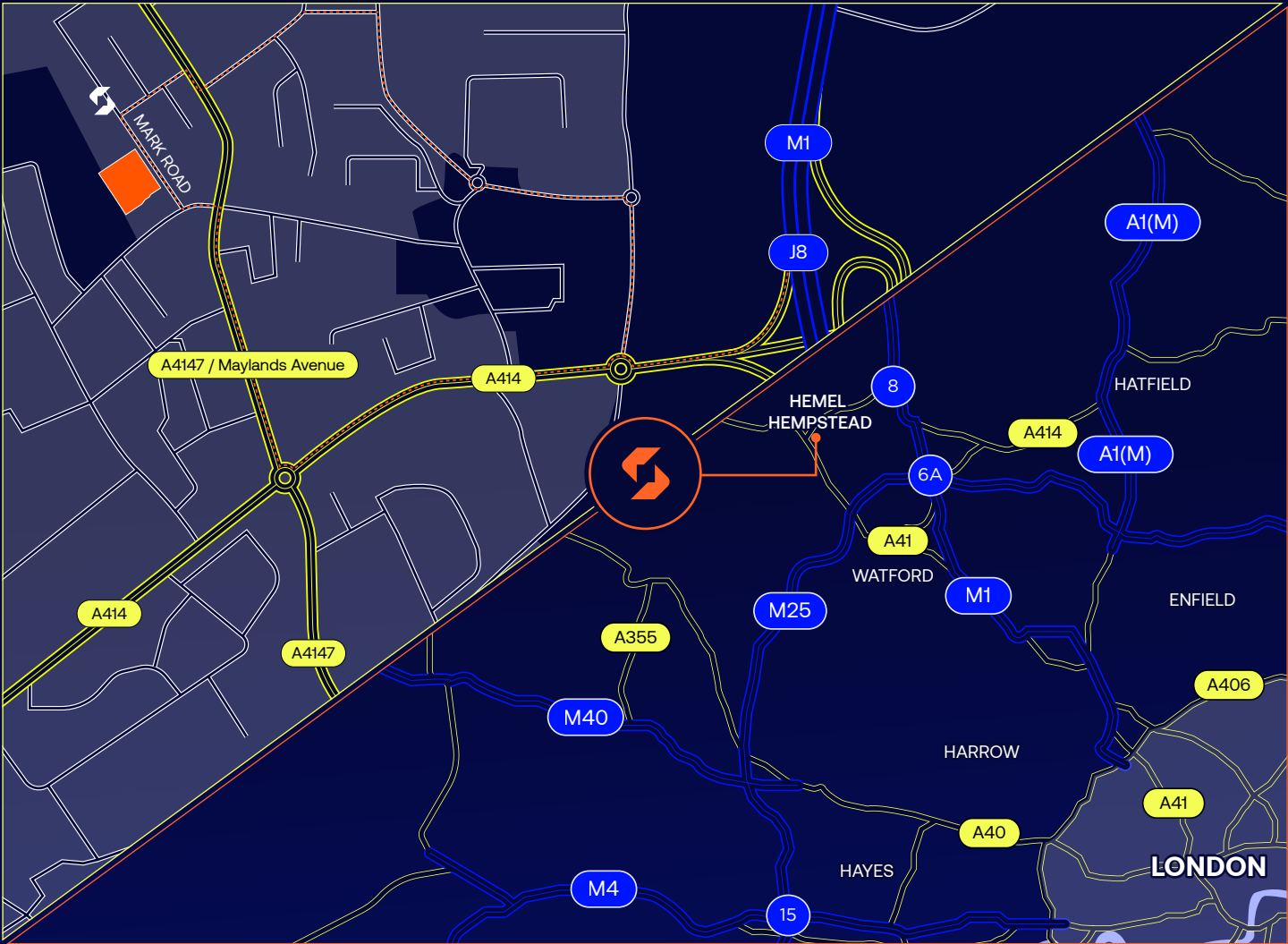
Pre-refurbishment photos



To Be Refurbished Available from Q4 2025

Unit	Availability	Warehouse Sq Ft (GIA)	Office Sq Ft (GIA)	Total Sq Ft (GIA)
7	Available from Q4 2025	1,798	571	2,369
10	Available from Q4 2025	3,095	422	3,517
12	Available from Q4 2025	3,617	1,065	4,682

Established Park Just 5 Minutes from M1 J8



Road	Distance	Time
M1 J8	1.4 Miles	5 Mins
M25 J21	5.0 Miles	9 Mins
A1 (M)	10.5 Miles	18 Mins

Location	Distance	Time
Luton Airport	10.9 Miles	15 Mins
Central London	26.7 Miles	50 Mins
Heathrow	27.3 Miles	57 Mins

For Further Information:



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