

**NEWLY REFURBISHED**

**PRIME TRADE COUNTER UNITS**

**4,950 - 14,857 SQ FT**

**TO LET**

**UNITS AVAILABLE INDIVIDUALLY OR CAN BE COMBINED**

**MCDONALD**  
**BUSINESS PARK**

**Units 4,6 & 8**

McDonald Business Park

**Hemel Hempstead**

HP2 7EB

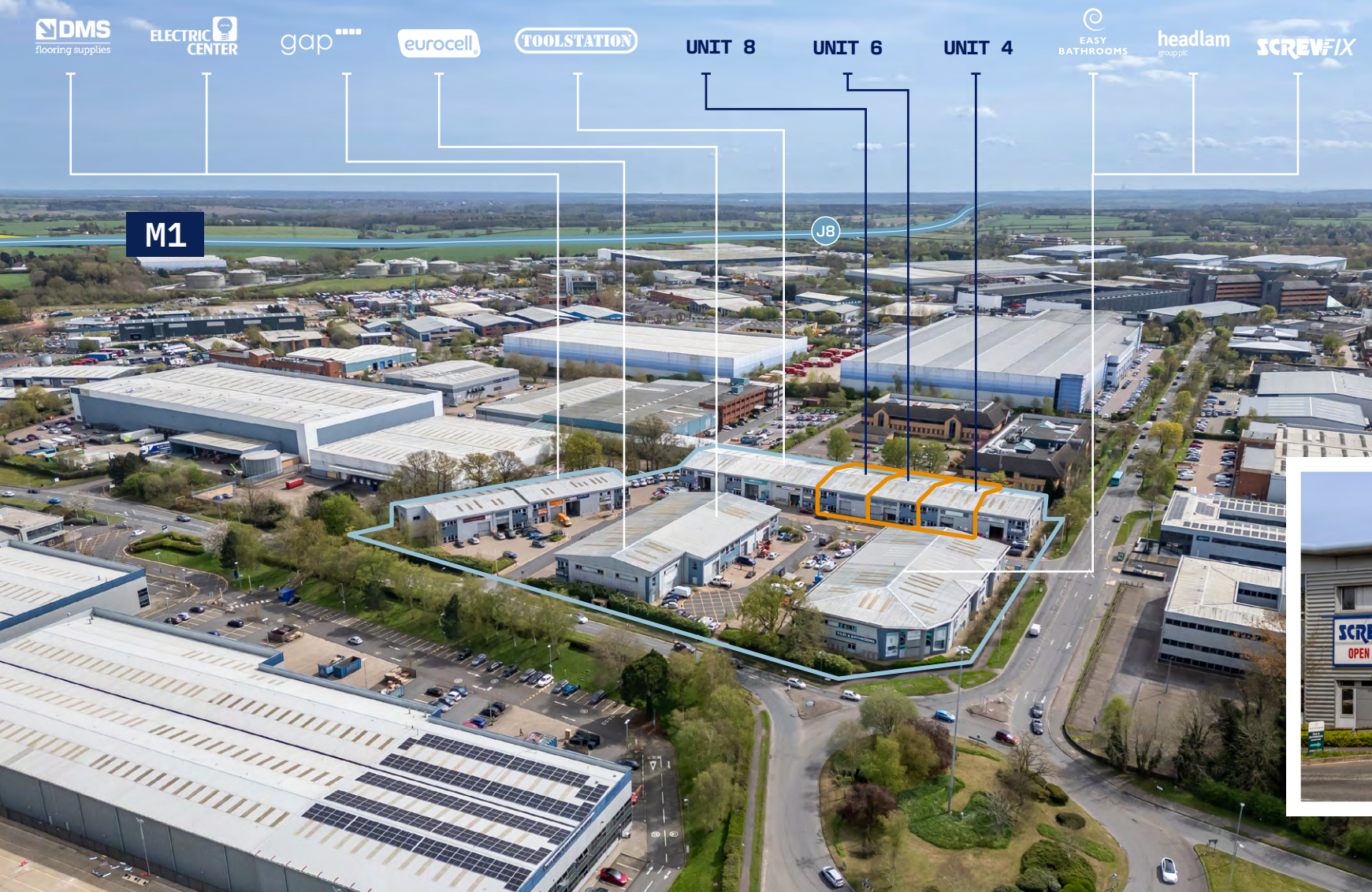
[///carbon.grid.sand](http://carbon.grid.sand)

**Immediately Available**



# HEMEL HEMPSTEAD'S PREMIER TRADE COUNTER LOCATION

//02



McDonald Business Park occupies a prominent position on the corner of Swallowdale Lane and Maylands Avenue (A4147), the principal route through the Maylands Employment Area. The estate is located **1.5 miles from Junction 8 of the M1 motorway**, which provides direct access to Central London and the M25 motorway.

Hemel Hempstead town centre lies approximately 2 miles to the southwest.

Photo Gallery:

[Click Here](#)







# McDONALD BUSINESS PARK



//03

## UNIT 4 (GIA)

GF 4,326 sq ft (401.89 sq m)

FF Office 629 sq ft (58.44 sq m)

**TOTAL 4,955 sq ft (460.33 sq m)**

8 car spaces

## UNIT 6 (GIA)

GF 4,322 sq ft (401.48 sq m)

FF Office 629 sq ft (58.40 sq m)

**TOTAL 4,951 sq ft (459.88 sq m)**

4 car spaces

## UNIT 8 (GIA)

GF 4,322 sq ft (401.48 sq m)

FF Office 629 sq ft (58.44 sq m)

**TOTAL 4,951 sq ft (459.92 sq m)**

8 car spaces

**COMBINED TOTAL 14,857 sq ft (1,380.13 sq m)**

20 car spaces



7m eaves



Full-height  
access  
loading door



First floor  
offices



EV charging



LED lighting  
with  
PIR sensors



New air  
conditioning  
system

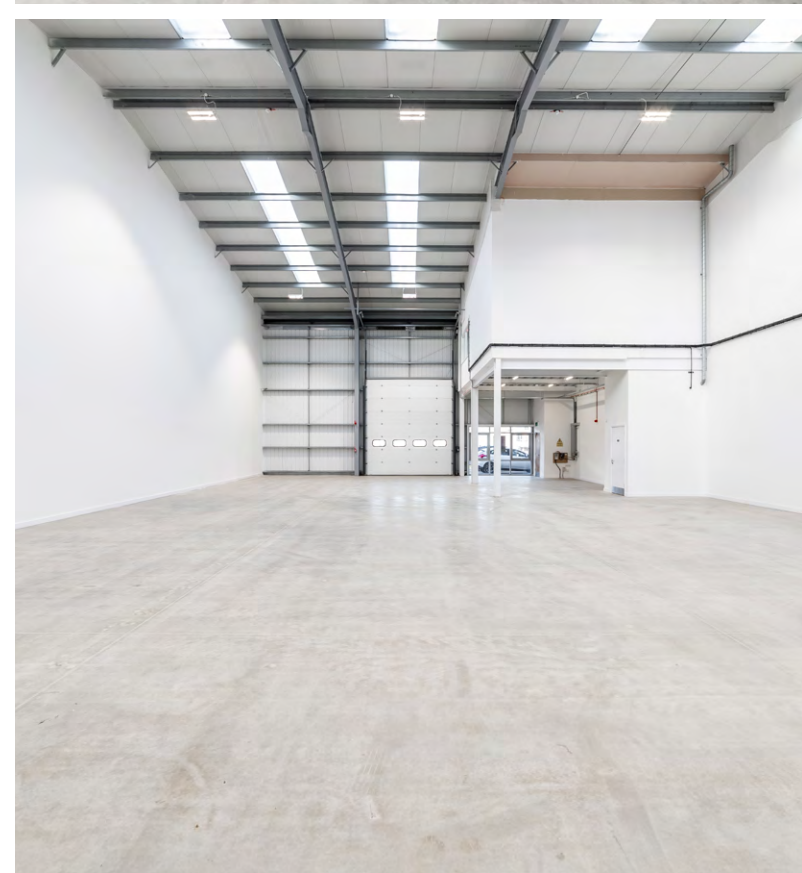


Dedicated  
forecourt  
parking



EPC B







**COMPREHENSIVELY REFURBISHED  
FOCUSING ON ENERGY EFFICIENCY UPGRADES**

# WELL LOCATED & WELL CONNECTED

## M1 J8 - 1.5 MILES / 5 MINS

### Key

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

**McDONALD**  
BUSINESS PARK

M1 North  
The Midlands

M1

8

5 mins

M1 South  
M25

Hemel  
Hempstead

Town Centre  
& Station

St Albans

MAYLANDS AVENUE // HEMEL HEMPSTEAD

//06

Postcode: HP2 7EB

Google Maps: [Click here](#)

what3words: [///carbon.grid.sand](#)

M1 Junction 8 5 mins

Hemel Hempstead Town Centre 5 mins

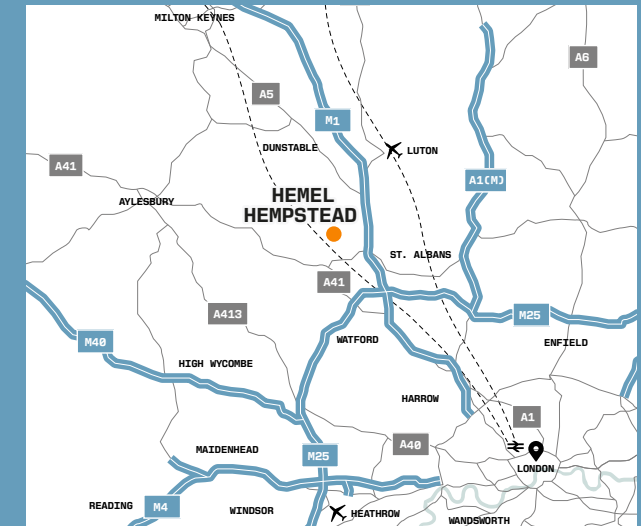
M25 Junction 21a 10 mins

Hemel Hempstead Train Station 10 mins

St Albans Train Station 18 mins

Milton Keynes 45 mins

Central London 69 mins





# MCDONALD BUSINESS PARK

8

6

4

//07

## //Rent

Upon application.

## //Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

## //Rates

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority, Dacorum Borough Council - 01442 228000.

## //EPC

EPC B.

## //Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## //Viewing



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