



**UNIT 3**  
**CENTRO**

**NEWLY REFURBISHED WAREHOUSE UNIT**  
**26,347 sq ft (2,448 sq m)**

**BOUNDARY WAY**  
**MAYLANDS**  
**HEMEL HEMPSTEAD**  
**HP2 7SU**



**AT THE CENTRE OF BUSINESS**  
**AT THE HEART OF CONNECTIONS**

**Welcome to 3 Centro, Hemel Hempstead.**

A newly refurbished detached warehouse unit with a dedicated gated yard.

With excellent road and rail connections, first-class on-site facilities, and a prominent position in the Maylands Estate, this is a property that puts your business at the centre of opportunity.

# CENTRO SPACE REFURBISHED EXCELLENCE

Unit 3 Centro provides 26,347 sq ft (2,447.71 sq m) of fully refurbished warehouse and office accommodation with modern ESG upgrades.



Newly refurbished throughout



Secure gated 22m deep yard



6m clear internal height



2 new EV charging points



Up to 61 car parking spaces (including accessible bays)



4 electrically operated level access loading doors



PV solar panels providing renewable energy



The undercroft is flexible space for welfare/ additional offices / laboratory / workshop



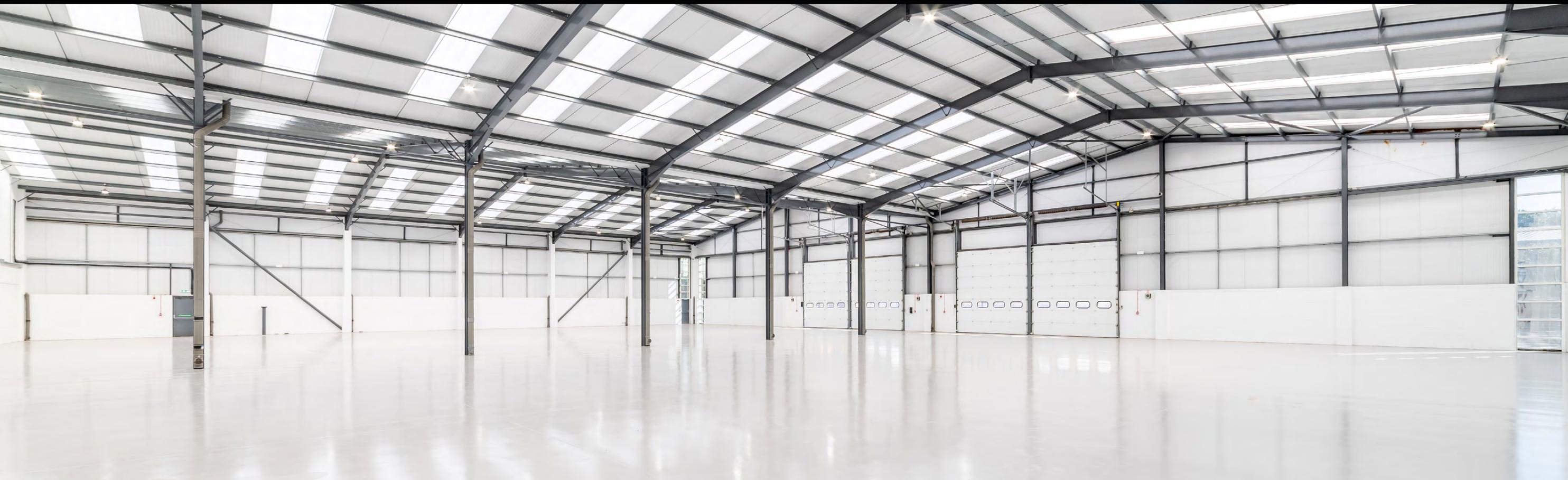
First floor office



UNIT 3	Size (sq ft)	Size (sq m)
Warehouse	22,712	2,110.01
First Floor Offices	3,635	337.70
<b>Total GEA</b>	<b>26,347</b>	<b>2,447.71</b>

Every detail has been enhanced to create a modern, secure, and sustainable space – ready for immediate occupation.

These floor areas are approximate and have been calculated on a GEA basis.



# CENTRO LOCATION

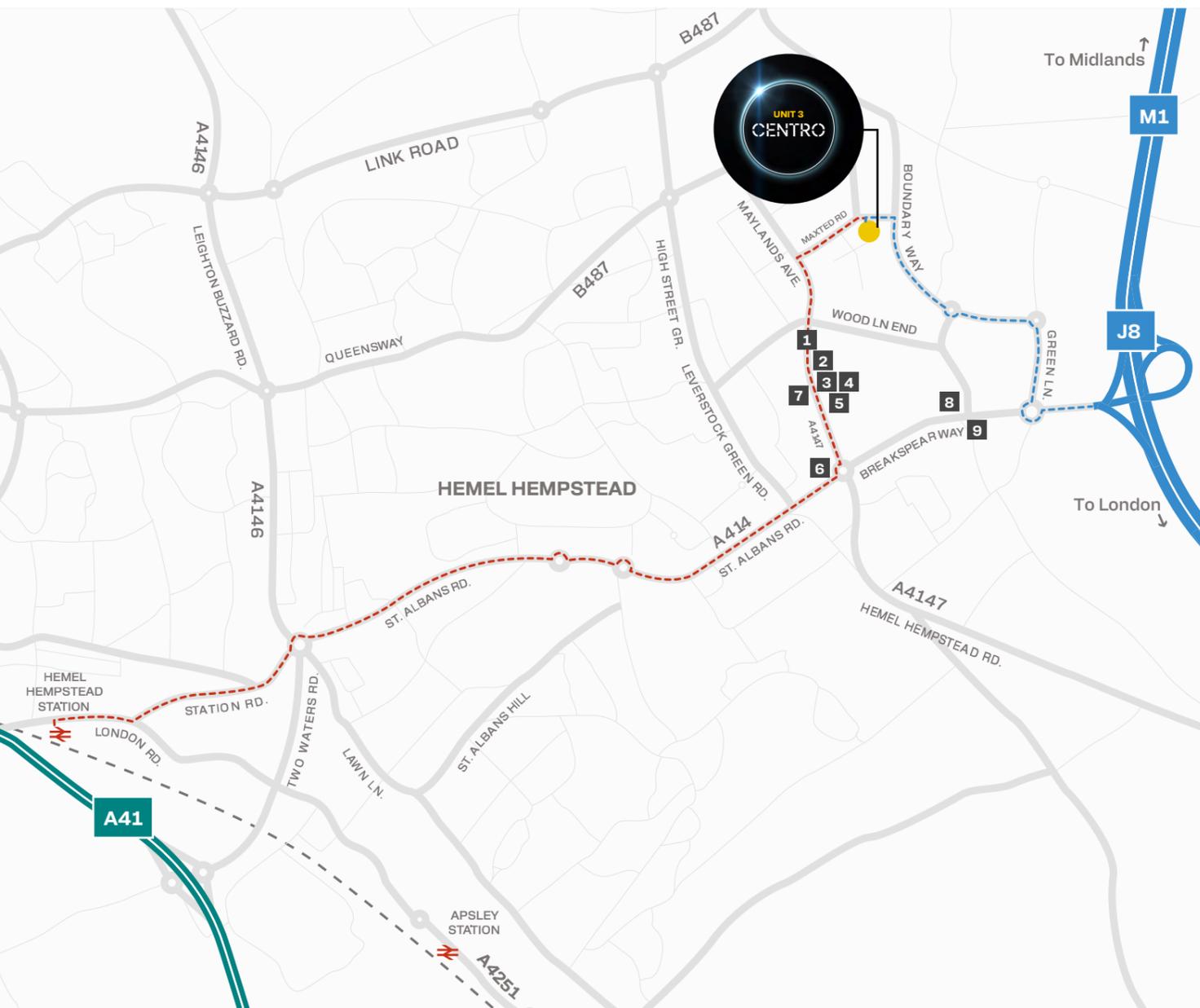
## CENTRAL ACCESS

Centro is located on Boundary Way within the established Maylands Estate, just 1 mile from Junction 8 of the M1 and 5 miles from Junction 21 of the M25.

Maylands Avenue is a short walk away and offers excellent local amenities including Nuffield Health Gym, Starbucks, Costa, McDonald's, Greggs, Subway and Travelodge.

Hemel Hempstead lies around 25 miles north-west of central London and benefits from a mainline rail station 3 miles away, providing fast, frequent services to London Euston in approximately 25 minutes.

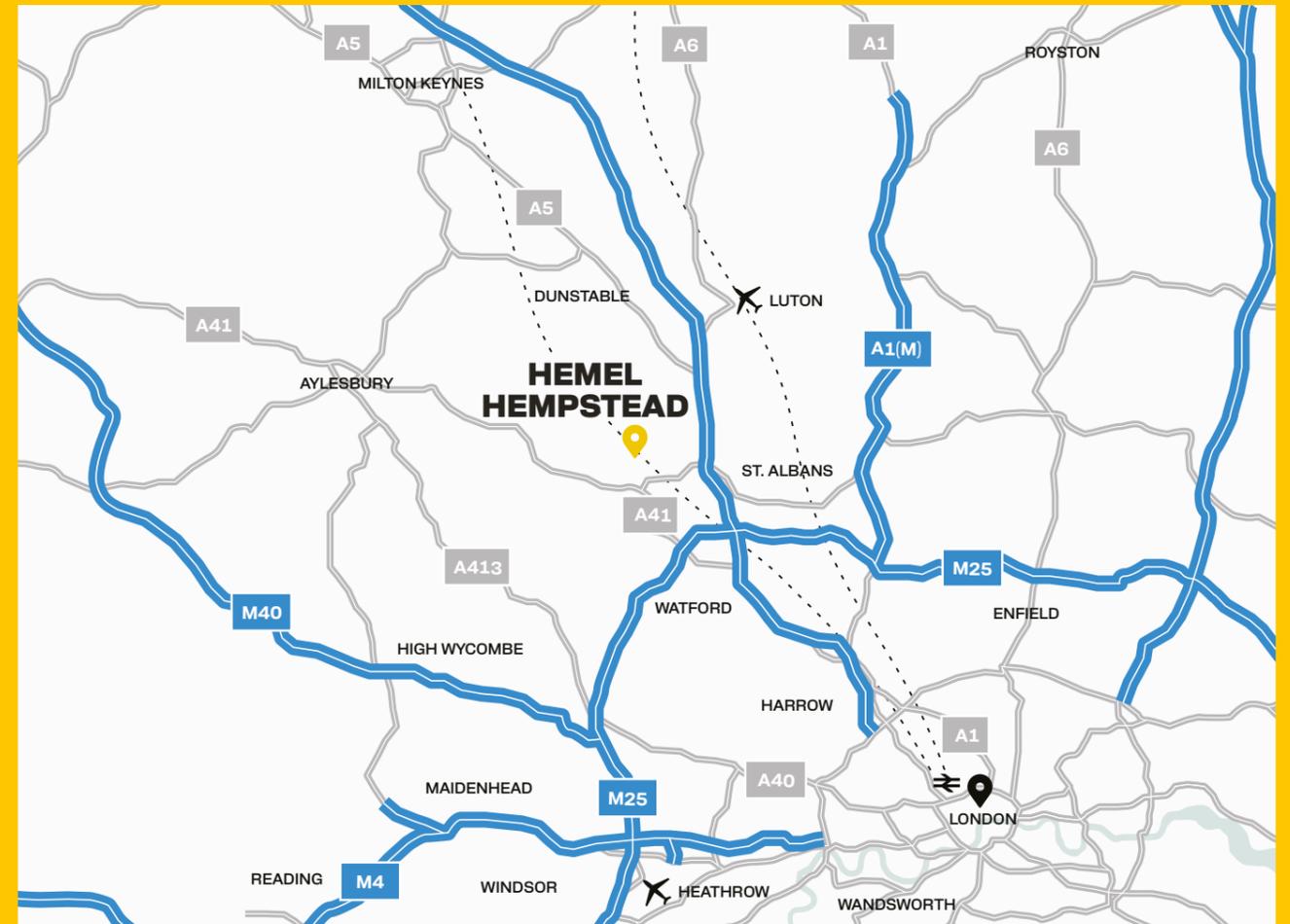
3 CENTRO | BOUNDARY WAY | MAYLANDS | HEMEL HEMPSTEAD | HP2 7SU



WHAT3WORDS

SAT NAV  
HP2 7SU

04 | 3 CENTRO | BOUNDARY WAY | HEMEL HEMPSTEAD



### LOCAL AMENITIES

- 1   
- 2 
- 3 
- 4 
- 5 
- 6  
- 7 
- 8 
- 9   

### TRAVEL

M1 Junction 8	3 mins
Hemel Hempstead Town Centre	6 mins
M25 Junction 21a	8 mins
Hemel Hempstead Train Station	11 mins
St Albans Train Station	18 mins
Watford	20 mins
Milton Keynes	40 mins
Central London	69 mins

Source: Google Maps

M1 Junction 8



**1 MILE**

FROM M1  
JUNCTION 8

**5 MILES**

FROM M25  
JUNCTION 21

**26 MILES**

FROM CENTRAL  
LONDON



# CENTRAL TO SUSTAINABILITY FUTURE-PROOFED

Unit 3 Centro uses modern eco-friendly technologies to lower running costs.



Solar photovoltaic panels generating approximately **114,223 kWh annually**



EPC rating **A22**

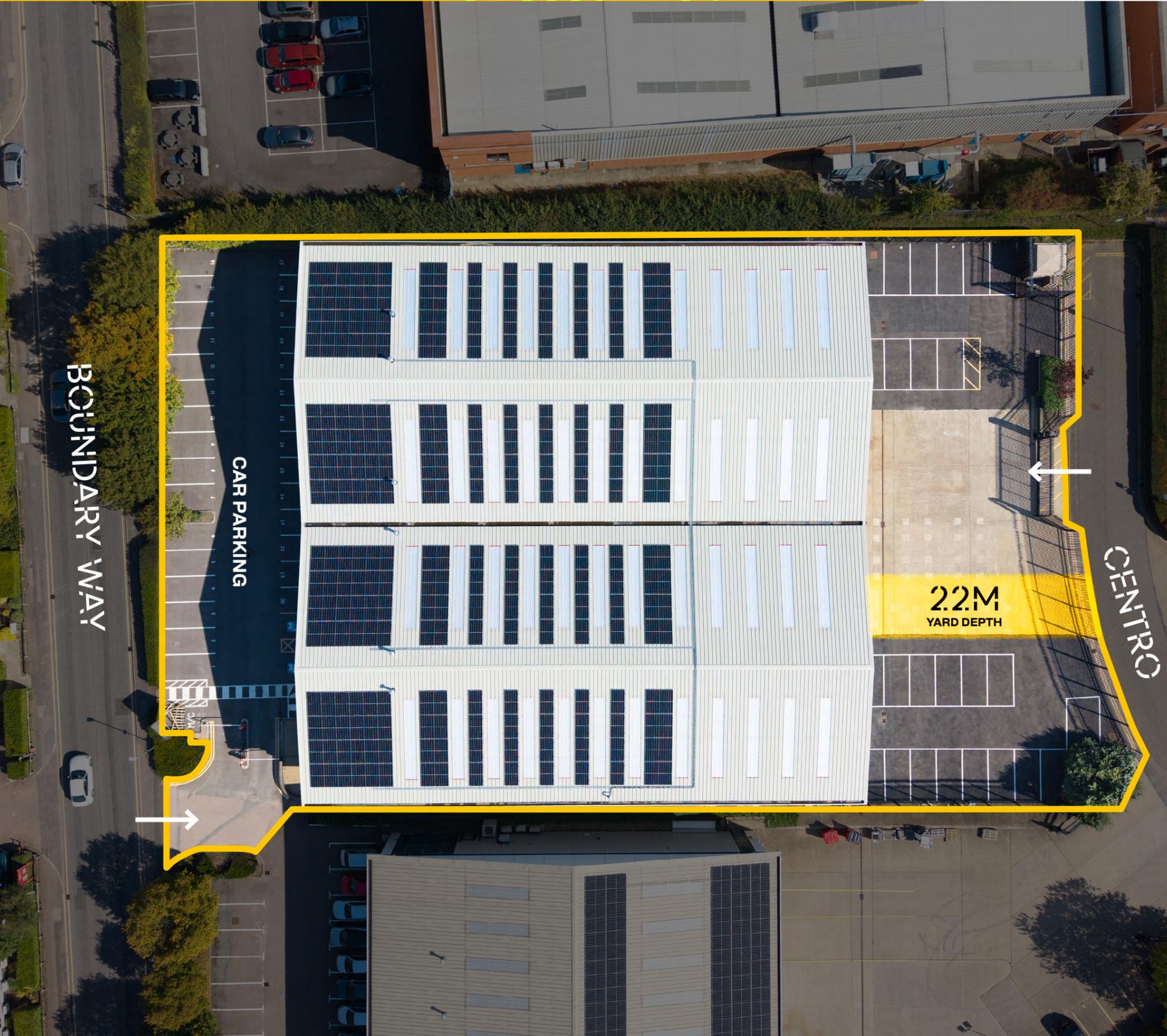


Solar energy expected to reduce CO<sub>2</sub> emissions by around **22,839 tonnes per year**



Two dedicated electric vehicle charging points





The ground floor undercroft provides flexible space for office / lab / workshop space

**RENT**

On application.

**EPC**

A-22.

**SERVICE CHARGE**

There is a service charge to offset items of common expenditure on the estate. Further information on application.

**RATES**

The premises were previously used as a data centre. The rateable value is in the process of being reassessed. Further information is available from the Local Rating Authority, Dacorum Borough Council - 01442 228000.

**LEGAL COSTS**

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





**UNIT 3**  
**CENTRO**

For viewing and further information, please contact the joint agents:

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