

PROLOGIS PARK
H MEL
H MPSTEAD

HP2 4ZB ///ears.frost.plenty

To Let: Available now

Industrial & logistics opportunity

DC12:
60,065 sq ft

Plus secure yard



 **PROLOGIS®**

It just makes sense.

DC12 provides an excellent opportunity for a business to be situated in a prime, last mile location to serve London and the South East, with 60,065 sq ft available now.

The unit has been designed with customer needs and sustainability in mind and will feature unique brise soleil cladding. In line with Prologis UK's sustainability commitments, the unit includes a rooftop solar array, EPC A+ and BREEAM Outstanding ratings, as well as being Net Zero Build.



Fast connections

Less than 0.5 miles to the M1 J8 with direct access to the M25 J21, London and the South East.



Net Zero build

Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).



Labour support

537,158 economically active people live within a 30 minute catchment.



Local amenities

An array of outlets nearby to suit all employees' needs.

"If your business wants a prime location to service London and surrounding areas, though at a much more favourable cost, then Prologis Park Hemel Hempstead is the solution for you.

The Park is an attractive space to support your employees, putting their wellbeing at the forefront. With a range of unit sizes available that are both flexible and secure, the sustainable spaces are designed and built with quality in mind to help you lower energy usage and reduce running costs."



Jason Pickering
Vice President, Capital Deployment

M1. M25. In moments.



Take your place beside recognised brands at Prologis Park Hemel Hempstead.

Prologis Park Hemel Hempstead is a prominent and well-established industrial logistics park. Its strategic location adjacent to the M1 junction 8 grants unparalleled accessibility and visibility.

The park's level of establishment is reflected in its satisfied existing customer base. Being in close proximity to a large range of local amenities and welfare further enhances the park's appeal, creating a perfect environment for both business and employees to thrive.

Prologis UK and Dacorum Borough Council have worked closely over recent years to deliver large-scale and complex logistics property developments to the area. Prologis Park Hemel Hempstead has played an important role in supporting logistics and supply chain operations in the South East.

The third phase of development at the park forms part of a drive to deliver long-term, high-quality infrastructure, in line with the Think Hemel initiative; an enterprise to promote and drive investment for the town.

Net Zero in its DNA.

All buildings at Prologis Park Hemel Hempstead have been constructed with the future in mind, ensuring that unnecessary energy usage is avoided.



BREEAM
'Outstanding'



EPC A+



125 kWp generating 118,000
kWh per annum £35,400 PV
solar array saving per annum*

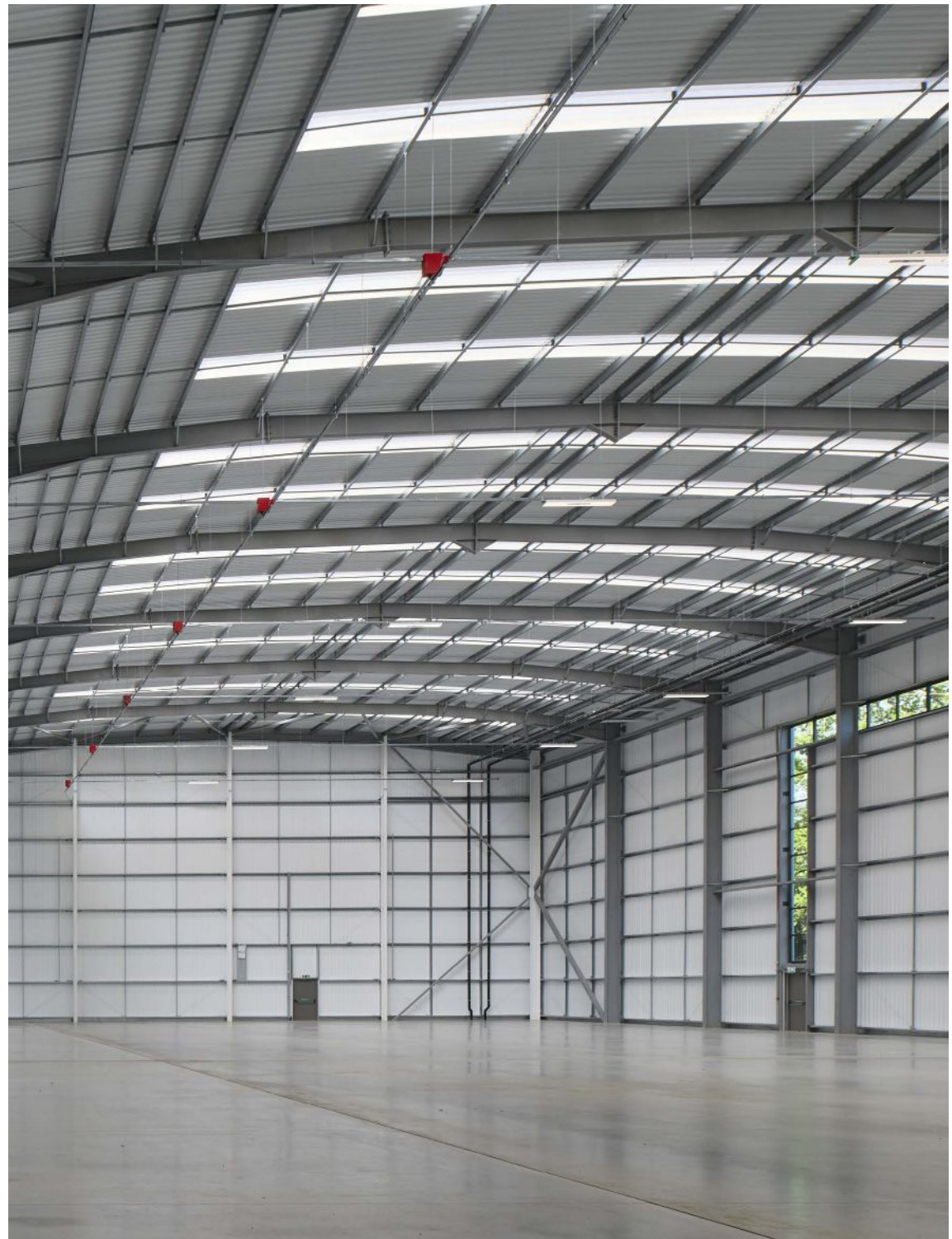


Cycle provision



EV charging

*Estimated kWh in year 1 and
illustrative resultant savings
if all of the generated energy
is used (based on 30p/kWh).



Specification.

Warehouse inc. ground floor core	First floor office	Plant deck	Total
55,755 sq ft (5,180 sq m)	3,996 sq ft (371 sq m)	314 sq ft (29 sq m)	60,065 sq ft (5,580 sq m)

All unit sizes are displayed in GEA. For more detailed information see the Tech Pack.



12.5m clear
height



50m yard
depth



6 dock
doors



2 level
access doors



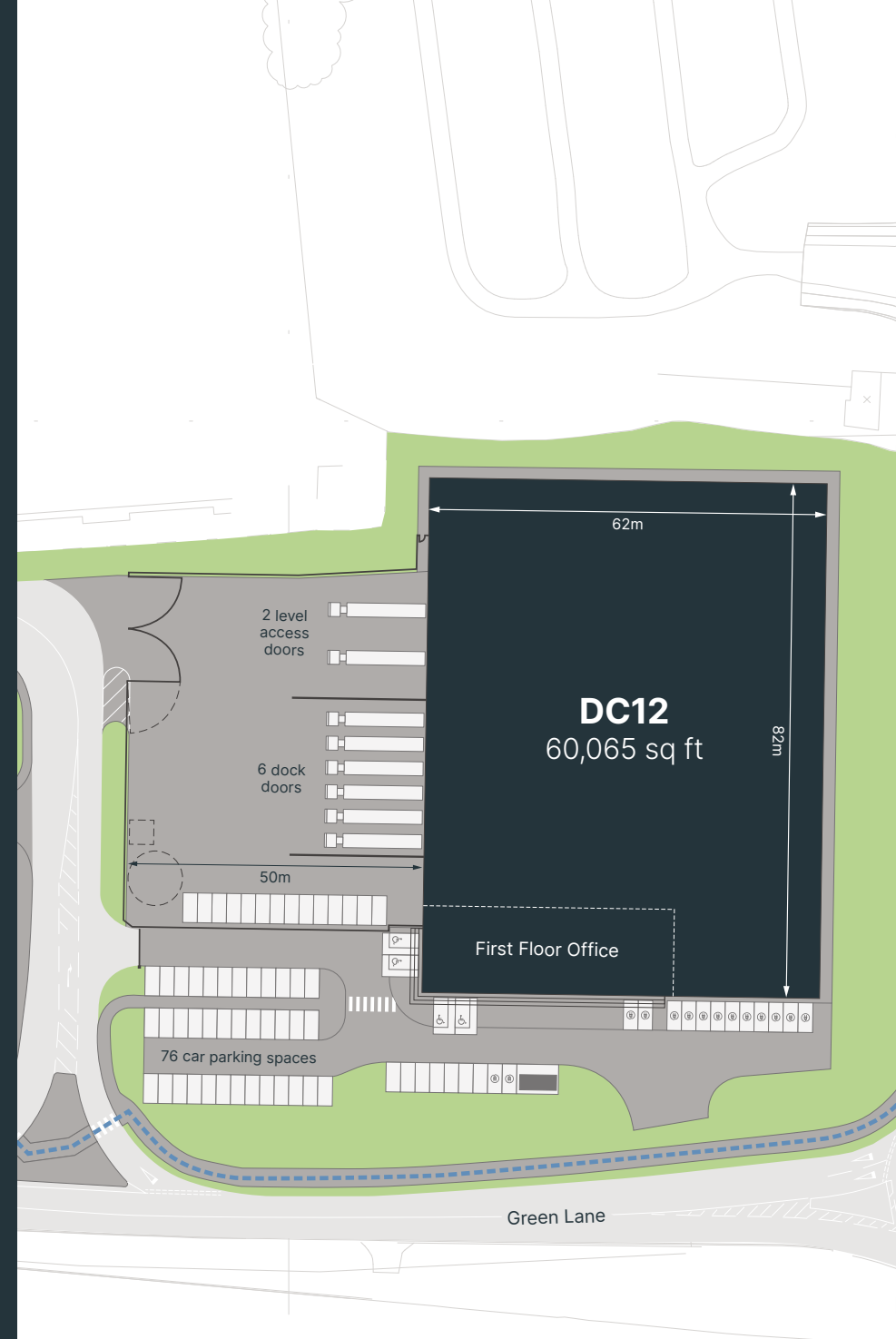
76 car
parking spaces



450 kVA
power



Fully secure
yard



It's all within touching distance.



Perfect location

Strategically located to best serve the South East and London.



Under 0.5 miles

To M1 J8, with direct access to the M25 J21, London and the South East.



26 minutes

On the train from Hemel Hempstead to London Euston.

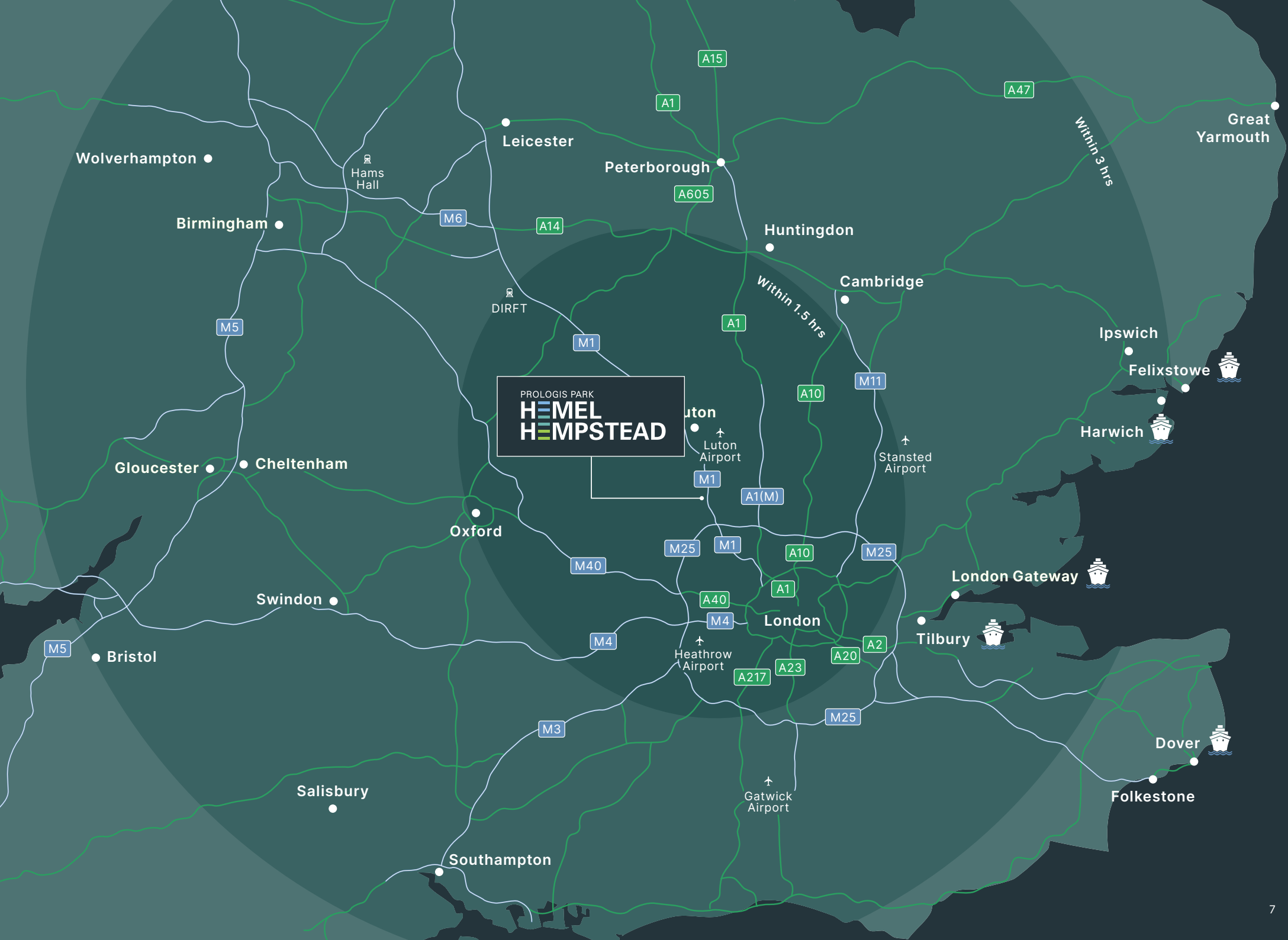
With immediate access to the M25 and less than a half a mile to junction 8 of the M1, goods will be in and out quicker than you could imagine.

Airports	miles	mins
Luton	11	14
Heathrow	26	26
Stansted	45	45
Gatwick	63	60

Road	miles	mins
M1 J8	<1	3
M1/M25 Interchange	4	8
M40 J1a	19	20
M4 J4b	24	24
Central London	26	70
M11 J6	28	28
M1/M6 Interchange	60	60

Ports	miles	mins
Tilbury	51	55
London Gateway	54	55
Southampton	92	90
Felixstowe	101	100

Drive times based on journey times by car.
Source: Google Maps



Built with quality in mind.

A market leader in industrial logistics property.

As high-specification builds become more commonplace within modern distribution centres, pushing the boundaries in terms of customer-centric design is becoming more important than ever before.

In a bid to continually push for the highest construction standards, Prologis are driving innovation that truly exemplify sustainable development methods and processes.

Focusing on enhanced design aesthetics as well as functionality has led to space-making details becoming our norm.

This focus elevates our warehouses from spaces that are purely used for work, to ones that can be enjoyed by employees too.

Incorporating the specific needs of our customers, from requests such as far more natural light and restroom facilities, with market leading construction methods, means our buildings have set a new standard in the industrial and logistics sector.



15% roof lighting

Additional roof lighting will not only cut costs by reducing the need for artificial lighting, it also provides uniform daylight, which is proven to reduce eye strain, improving wellbeing and positivity.



Brise Soleil / solar screening

Brise Soleil / solar screening to office elevations to reduce solar gain and improve thermal comfort.



All electric building

All electric building allows for zero carbon operation.



EV car & cycle charging

20% of parking spaces at each unit come with EV charging installed. All other parking spaces have passive provision for EV charging.



Rainwater harvesting

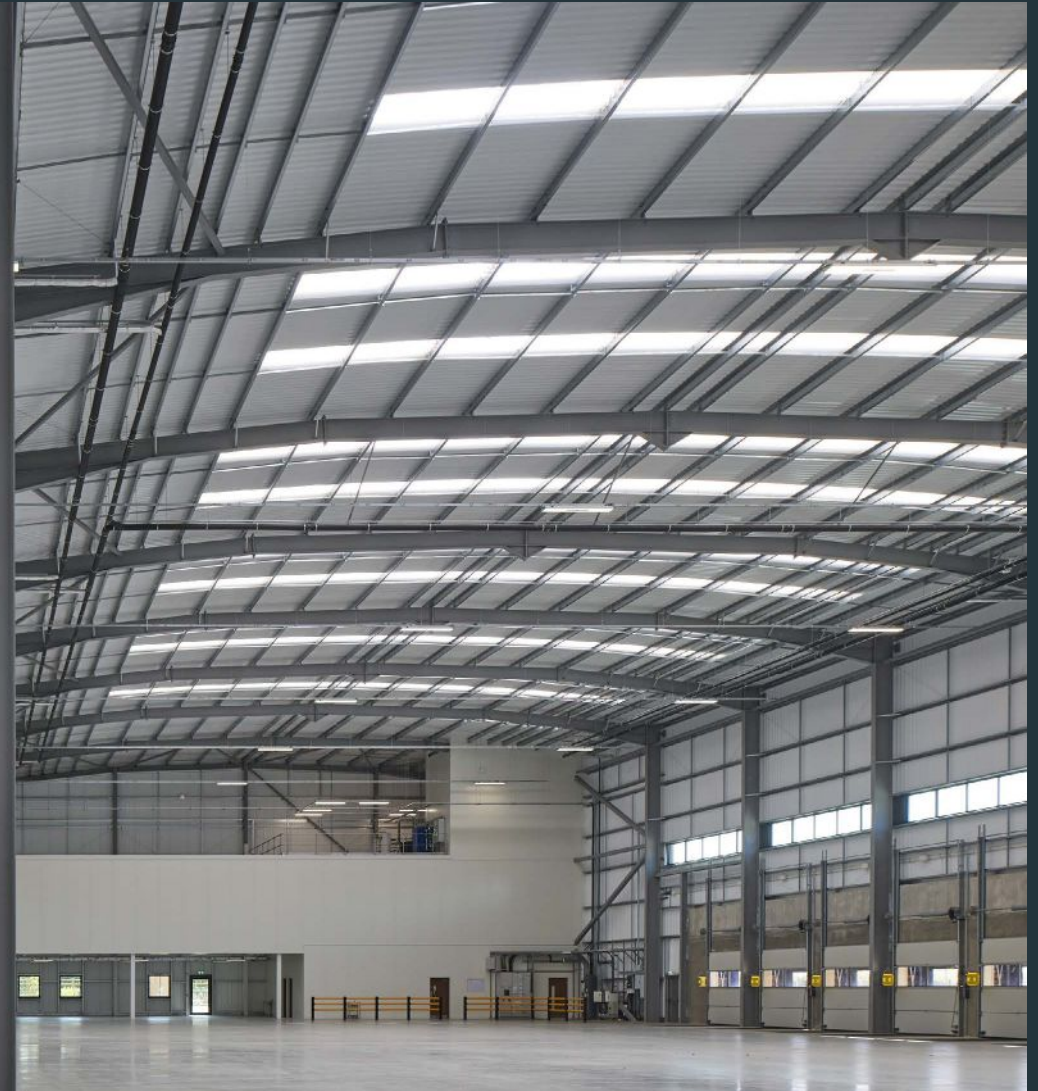
Helping to reduce the use of non-potable mains water, recycling natural rainwater.



Energy monitoring platform

An energy monitoring platform is to be implemented. This will allow users to minimise energy wastage, to verify site energy performance and to simplify energy and sustainability reporting.

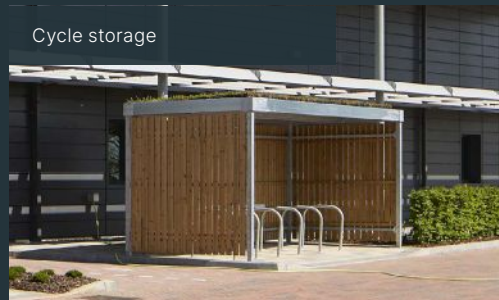
15% roof lighting



Brise Soleil / solar screening



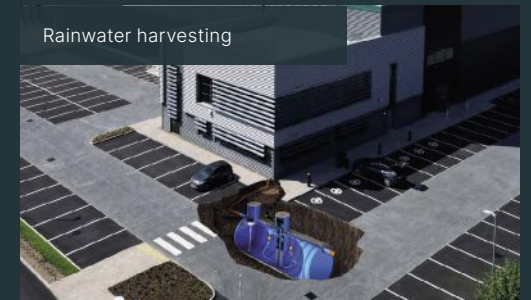
Cycle storage



EV car & cycle charging



Rainwater harvesting



All about the people.

People-centric warehouse design.

We know employees are the key to any business and deserve the best spaces and places in which to work. A place that reflects a company's brand values and helps build a sense of community, prioritising the health and wellbeing of the people that work within it.

Our workplace can have a significant impact on our physical and mental health, which is why Prologis prioritise the health and wellbeing of our customer's employees when considering building characteristics, sustainable features

and on-site amenities, with the aim to create a safe, comfortable and supportive environment – internally, externally and park-wide.

That's why Prologis Parks and warehouses are designed to make the every day enjoyable by providing brilliant basics and considering the health and wellbeing of the people working within the warehouse environment at all times, but also the health and wellbeing of our planet and the wider impact that has on people.



Terraces

The addition of terraces provides employees with immediate access to fresh air and a usable outdoor and event space, without leaving the workplace.



Outdoor amenity space

Dedicated outdoor space enhances wellbeing and creates a sense of community, encouraging people to interact with colleagues.



Cycle repair shop

All units have cycle shelters and a repair station for employees to maintain their bicycles to help save time and money, but also encouraging the use of greener transport.



Walking trails and cycle ways

Connectivity throughout site which links to nearby shops, amenities, bus stops and a pocket park.



Dedicated destination spaces

Office kitchenettes facilitate quick and easy access for employees to collaborate and innovate.

Terrace CGI



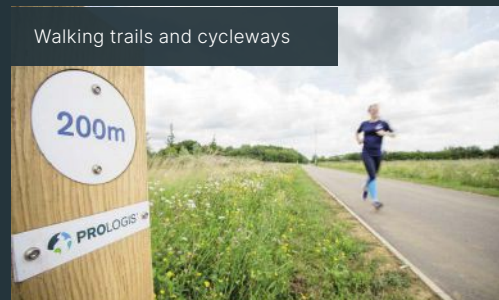
Outdoor amenity space



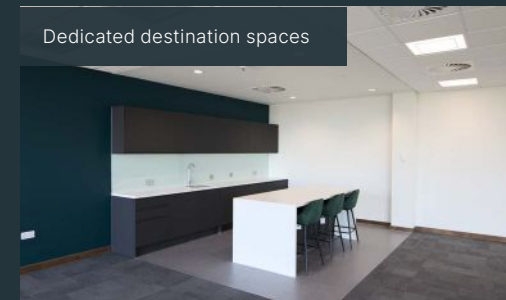
Cycle repair shop



Walking trails and cycleways



Dedicated destination spaces



All the perks on your doorstep.

We know employees are the key to any business and deserve the best spaces and places in which to work.

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™. Every unit is built with an amenity area in place where park employees are able to enjoy time outdoors.

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.

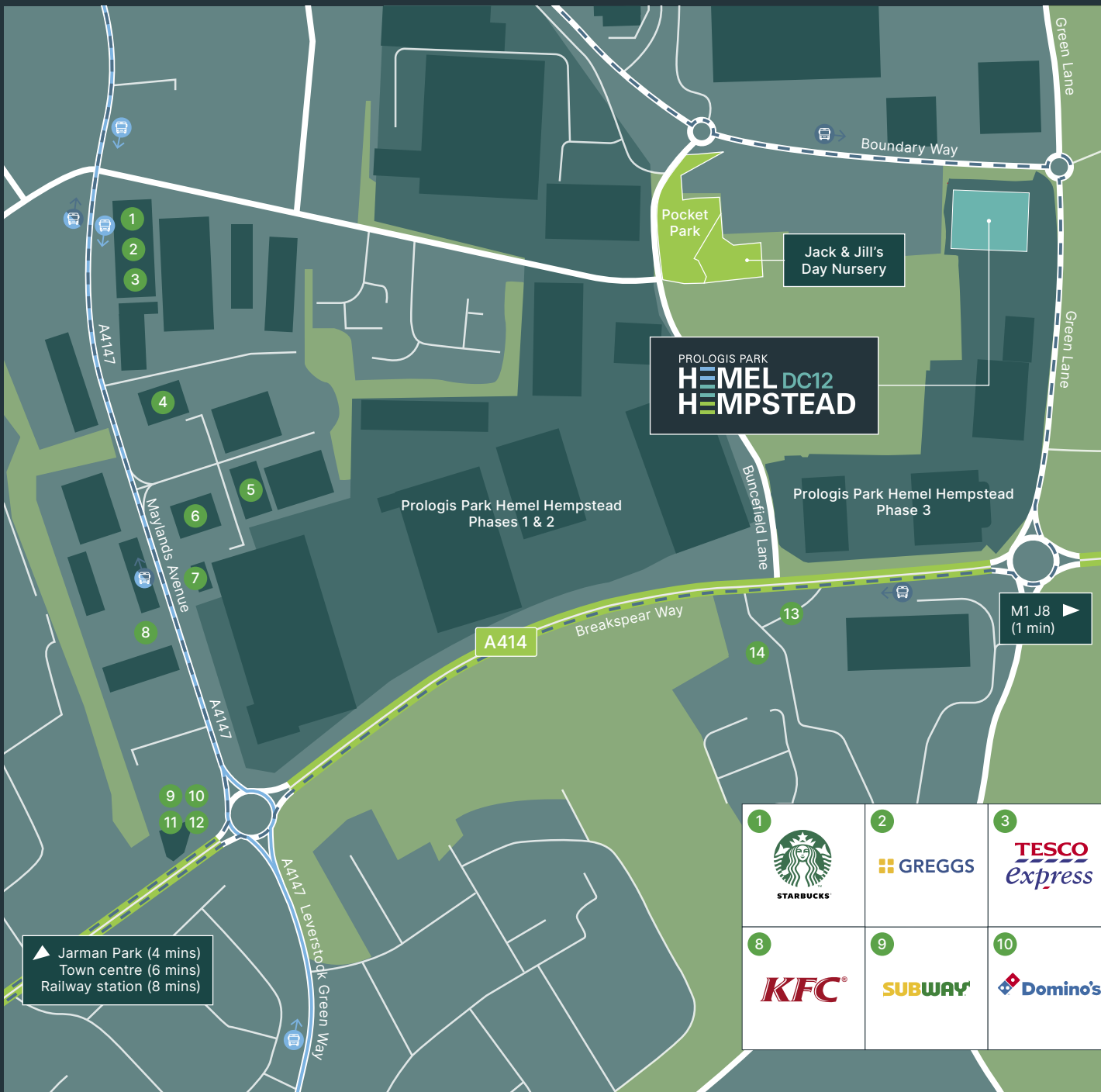


Milena Blair
Real Estate & Customer
Experience Manager

"I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network."

PARKlife™





Prologis Park Hemel Hempstead is located in an area that has access to many great amenities.

These bring a wealth of food and leisure facilities to your doorstep. A supermarket, gym and multiple food and drink options are all within an easy walk. A range of retail options are within a short car ride or direct by bus.

Bus services

- Route ML1
Hemel Hempstead – Chaulden
- Route 20
Hemel Hempstead – Holywell Estate

Drive times

- Jarman Park
4 minutes
- Town centre
6 minutes
- Railway station
8 minutes

▲ Jarman Park (4 mins)
Town centre (6 mins)
Railway station (8 mins)

1 	2 	3 	4 	5 	6 	7
8 	9 	10 	11 	12 	13 	14

Zero. Always.

All buildings at Hemel Hempstead have been constructed with the future in mind, ensuring that unnecessary energy usage is avoided.

A+

To add to the sustainable provision, solar PV is installed as standard on all units to ensure an EPC rating of A+.

0

Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

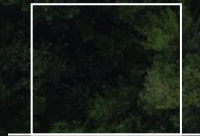
100%

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

£7m

Once complete, the new units will support the delivery of an additional £7 million of social value to the local area.

£70k



Average cost saving per annum compared to an equivalent newly built unit.

£275k



Average cost saving per annum compared to a typical existing stock unit.

COOL EARTH

To make a real difference and ensure we play our part in reducing carbon emissions for the long-term, we mitigate five times the unavoidable embodied carbon emissions in our buildings. We do this by working with Cool Earth, a charity that works with local people to halt deforestation and climate change.

This scheme will protect 193 acres of rainforest, which is equal to over 18 times the size of Wembley Stadium.

18,087
ACRES OF RAINFOREST
PROLOGIS UK HAS
PROTECTED TO DATE



Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

- | | |
|---------------------------------------|----------------------------|
| 1 Solar PV | 8 LED Lighting |
| 2 Fibre Network Cabling | 9 Forklifts |
| 3 Sprinkler Systems | 10 Warehouse Barriers |
| 4 Temperature Controlled Environments | 11 Office Furniture |
| 5 Racking Systems | 12 EV Charging |
| 6 Automation Solutions | 13 Ambient Reception Areas |
| 7 Mezzanine Floors | |

Design It Right, From the Start



- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

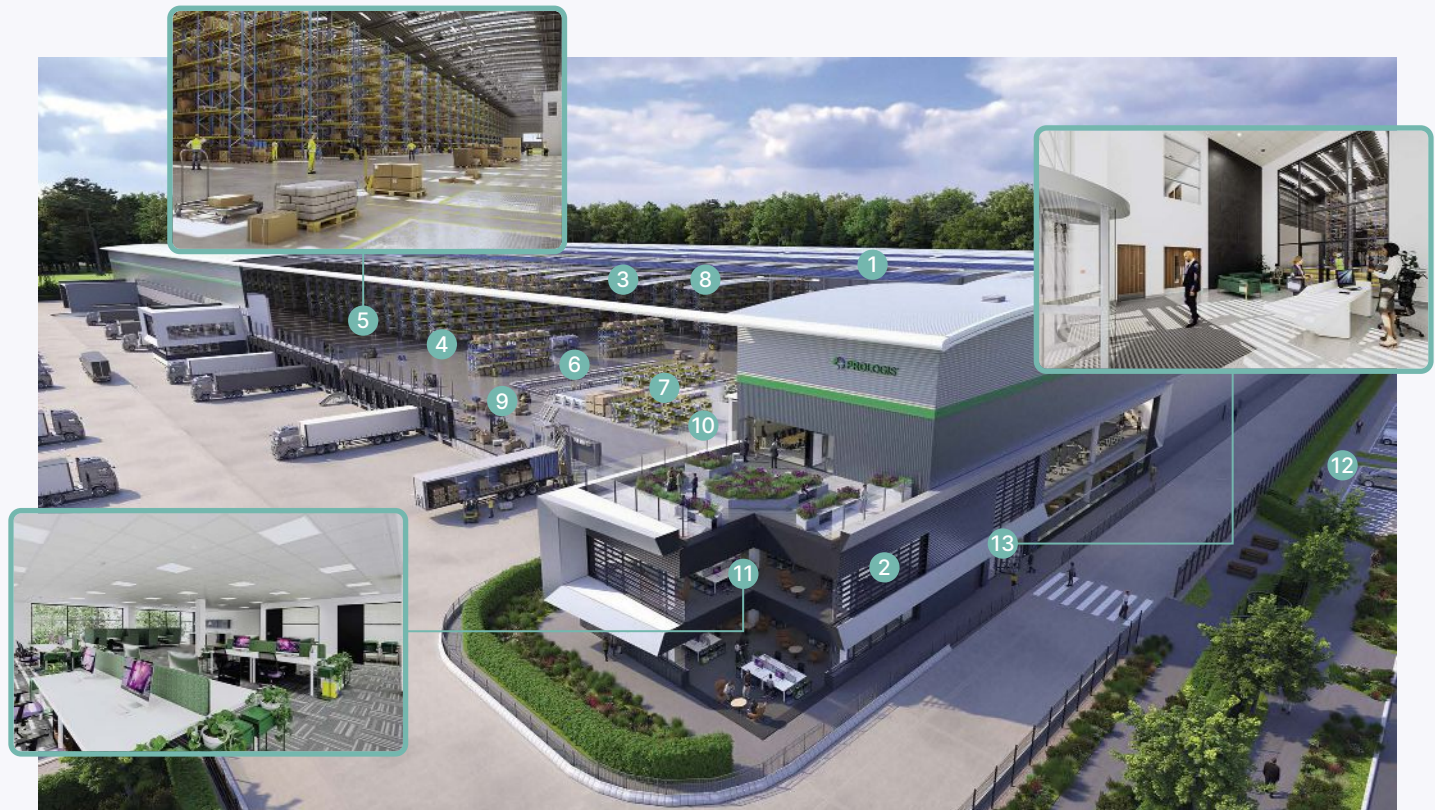


- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly



- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation



More to discover at Hemel.



DC5

41,608 sq ft available now



9m clear
height



35m yard
depth



3 dock
doors



1 level
access
doors



40 car
parking
spaces



EPC A

[Learn more about DC5](#)



DC10

66,419 sq ft available now



12.5m clear
height



39m yard
depth



4 dock
doors



2 level
access
doors



75 car
parking
spaces



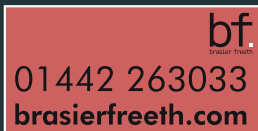
350 kVA
power

[Learn more about DC10](#)

A partnership that just makes sense.

About

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit prologis.co.uk



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