

**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



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



<b>UNIT 4</b>	(GIA)		
GF	4,326 sq ft	(401.89 sq m)	
FF Office	629 sq ft	(58.44 sq m)	
<b>TOTAL</b>	<b>4,955 sq ft</b>	<b>(460.33 sq m)</b>	
<b>8 car spaces</b>			

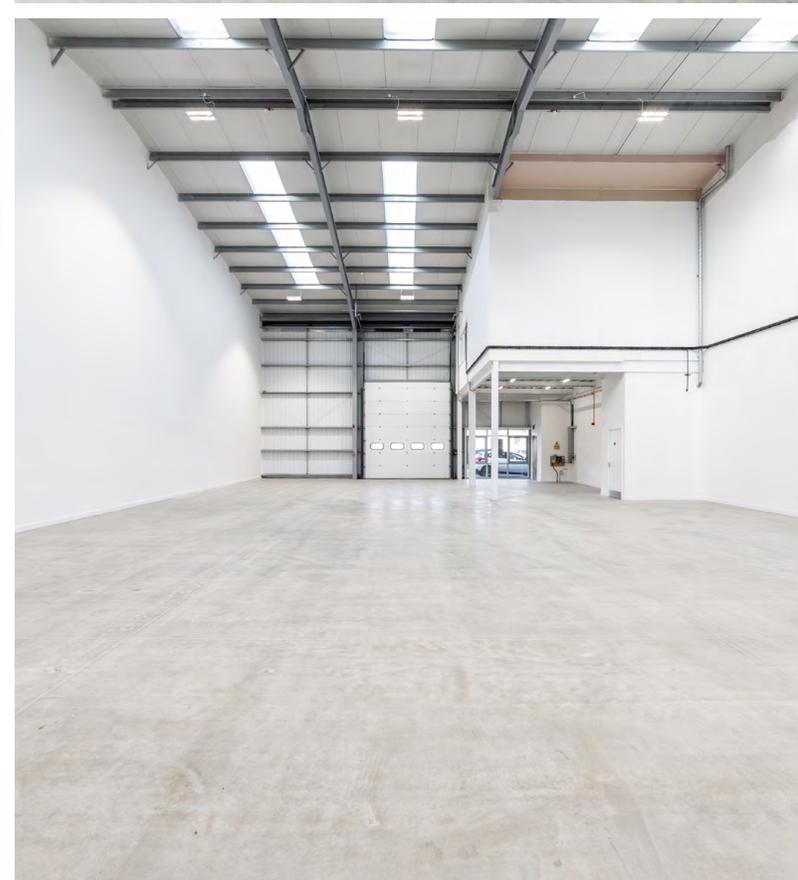
<b>UNIT 6</b>	(GIA)		
GF	4,322 sq ft	(401.48 sq m)	
FF Office	629 sq ft	(58.40 sq m)	
<b>TOTAL</b>	<b>4,951 sq ft</b>	<b>(459.88 sq m)</b>	
<b>4 car spaces</b>			

<b>UNIT 8</b>	(GIA)		
GF	4,322 sq ft	(401.48 sq m)	
FF Office	629 sq ft	(58.44 sq m)	
<b>TOTAL</b>	<b>4,951 sq ft</b>	<b>(459.92 sq m)</b>	
<b>8 car spaces</b>			

<b>COMBINED TOTAL</b>	<b>14,857 sq ft</b>	<b>(1,380.13 sq m)</b>	
<b>20 car spaces</b>			



- 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**

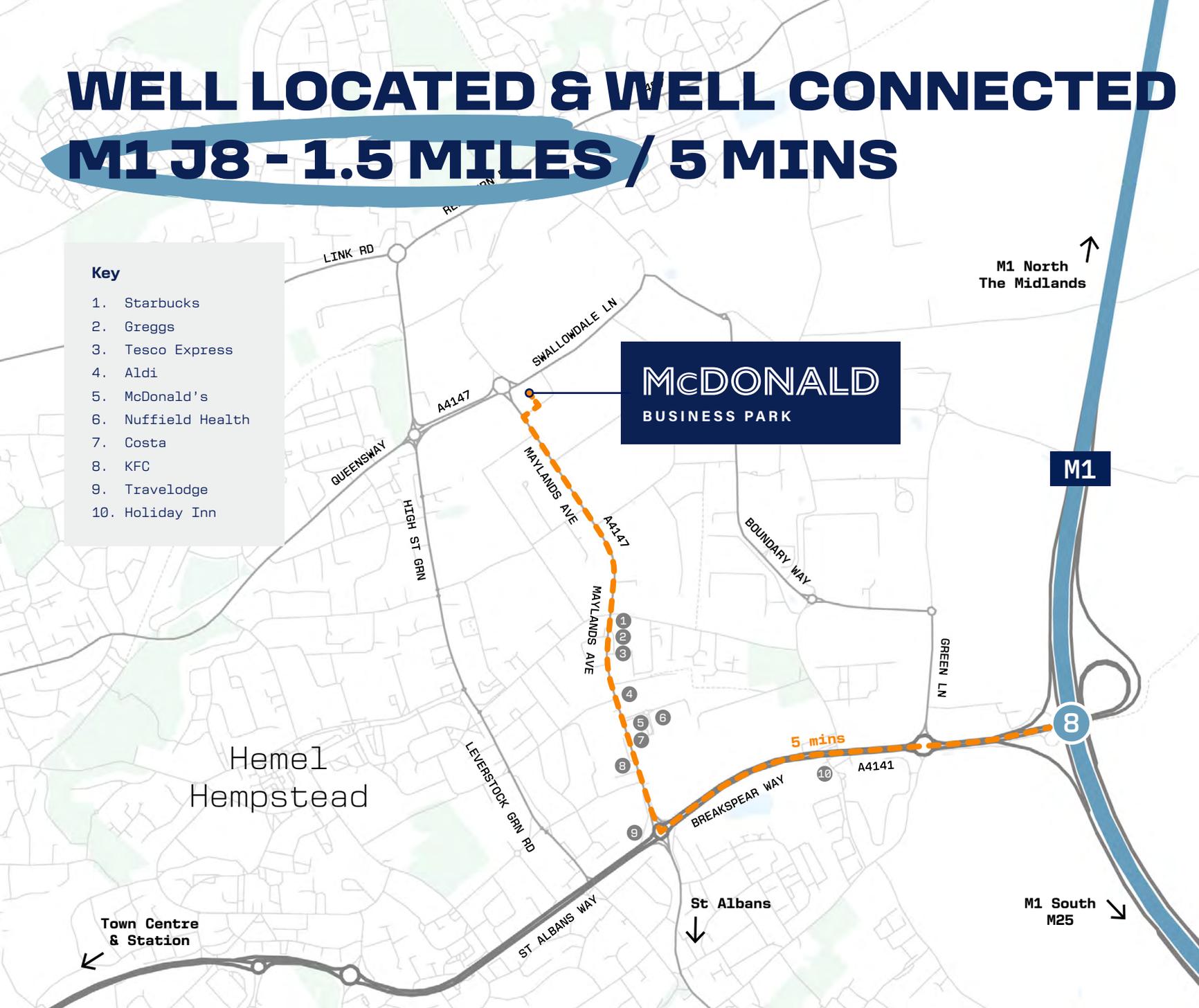
# WELL LOCATED & WELL CONNECTED

## M1 J8 - 1.5 MILES / 5 MINS

### Key

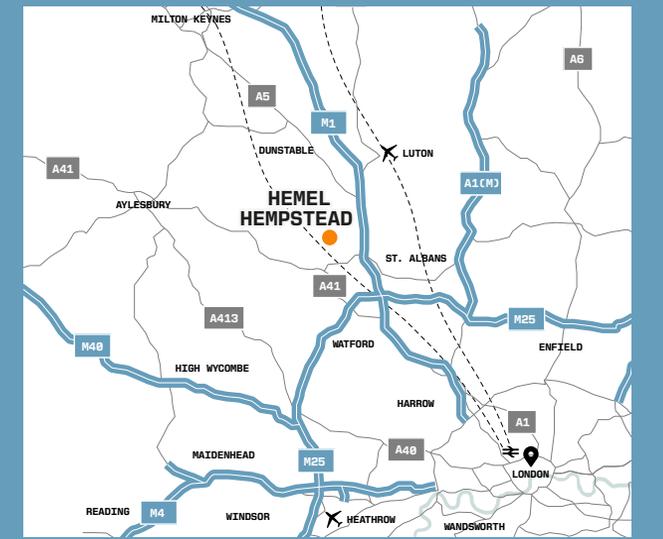
1. Starbucks
2. Greggs
3. Tesco Express
4. Aldi
5. McDonald's
6. Nuffield Health
7. Costa
8. KFC
9. Travelodge
10. Holiday Inn

**McDONALD**  
BUSINESS PARK



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



**//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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