TUNGSTEN PARK
// HEMEL 83



INDICATIVE IMAGE

BRAND NEW HIGH-SPEC
WAREHOUSE INDUSTRIAL UNIT

TO LET OR FOR SALE
83,600 SQ FT (7,767 SQ M)
1MVA POWER

AVAILABLE Q4 2027

MAYLANDS AVE, HEMEL
HEMPSTEAD, HP2 7TR
///PLACES.TRUCK.SALON

tungsten.uk.com/hemel83

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

Tungsten Park Hemel 83 forms part of the established Maylands Business Area, with excellent access to the M1 and M25, providing strong links to London and the wider motorway network. Hemel Hempstead town centre and mainline rail services are also easily accessible.

82% OF THE LOCAL WORKING-AGE POPULATION ARE ECONOMICALLY ACTIVE

24% OF LOCAL WORKFORCE ARE EMPLOYED IN TRANSPORT, LOGISTICS, AND MANUFACTURING SECTORS

2,800,000 LOCAL POPULATION WITHIN A 60 MINUTE DRIVE TIME

SOURCE: NOMIS



LOCAL AMENITIES

M&S FOOD

SUBWAY

KFC

COSTA

Nuffield Health

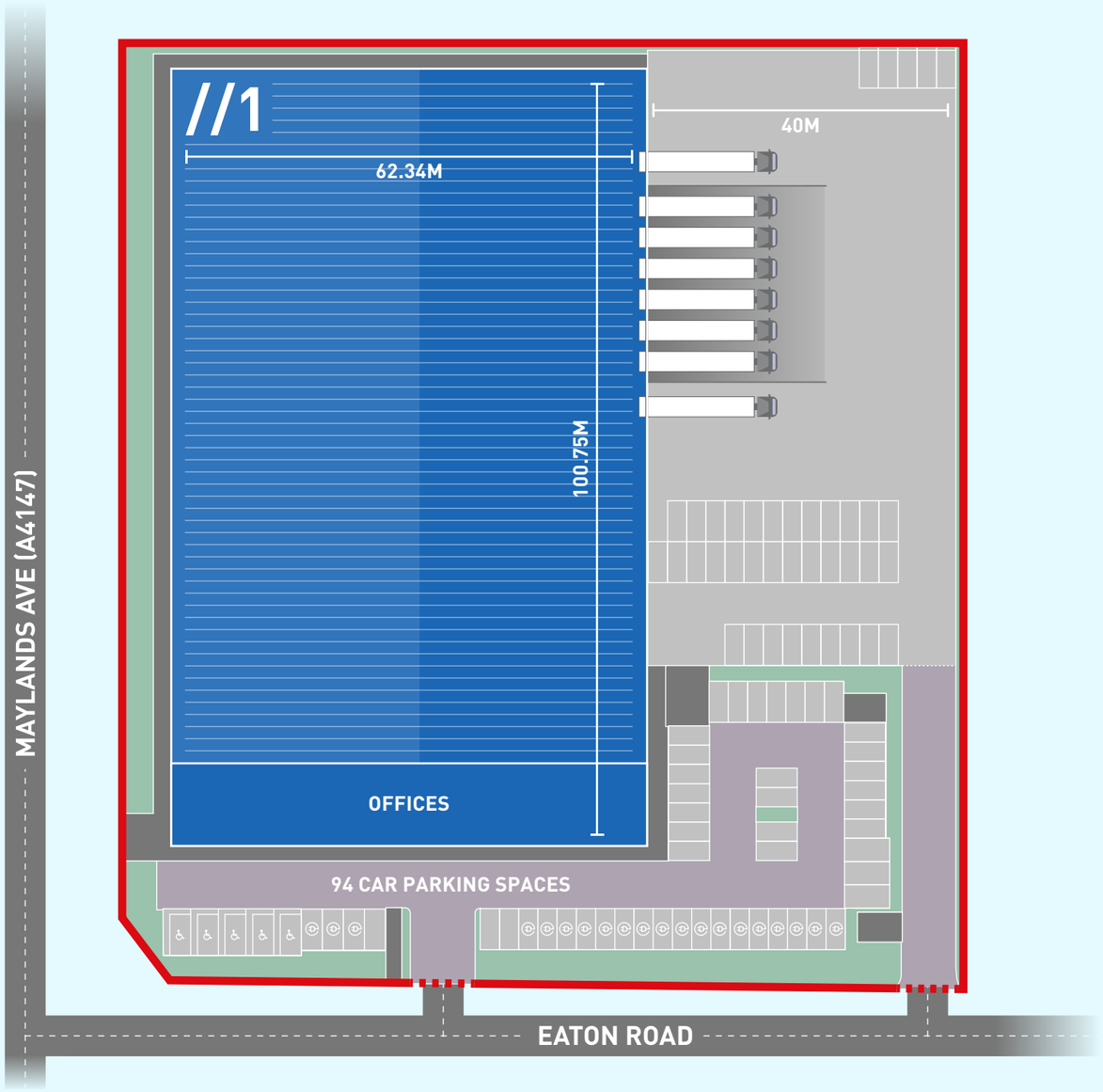
GREGGS

BUILT FOR TODAY

BUILT FOR SCALE, EFFICIENCY & GROWTH

83,600 SQ FT

// PROPOSED SITE PLAN



SPECIFICATION & SUSTAINABILITY

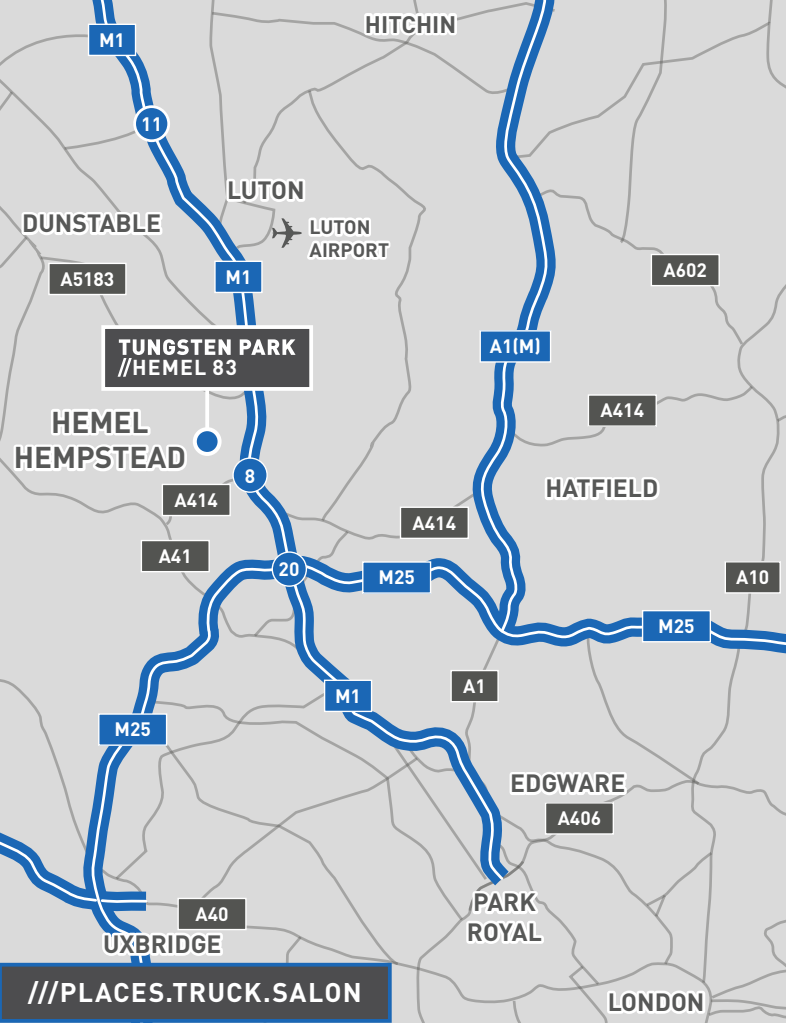
- 12.5M CLEAR INTERNAL HEIGHT
- 2 LEVEL ACCESS & 6 DOCK LEVEL LOADING DOORS
- TARGET BREEAM 'OUTSTANDING'
- GRADE A OFFICES
- 40M YARD DEPTH
- 94 CAR PARKING SPACES
- SECURE SELF-CONTAINED SITE
- 20 EV SPACES (A FURTHER 27 PASSIVE EV SPACES)
- TARGET EPC A+
- 1MVA POWER
- 10% ROOFLIGHTS
- LANDSCAPED AMENITY AREA
- 34 CYCLE SPACES
- SOLAR PV ROOF PANELS (30P PER KWH)
- LED LIGHTING TO OFFICES

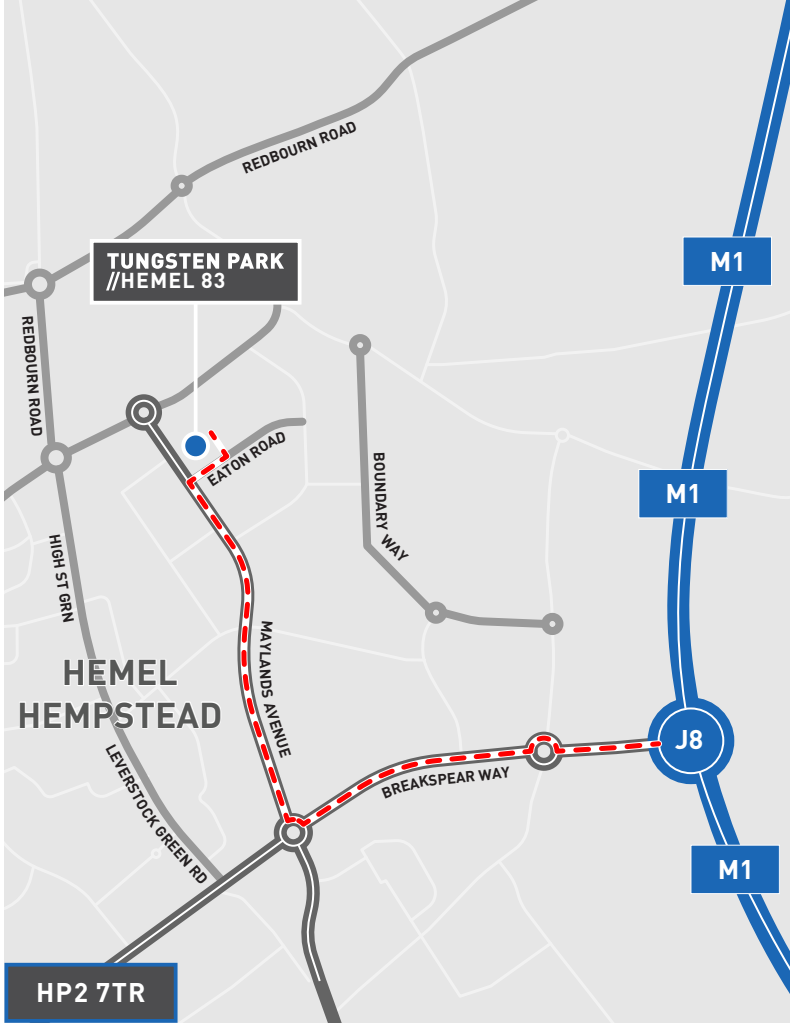
// ACCOMMODATION

UNIT 1	SQ FT (GEA)	SQ M (GEA)
WAREHOUSE	69,000	6,411
FIRST FLOOR OFFICES	7,300	678
PLANT DECK	7,300	678
TOTAL	**83,600**	**7,767**


INDICATIVE IMAGE


INDICATIVE IMAGE





DISTANCE TO / DRIVE TIMES

ROADS	MILES	TIME
A414	0.8	3 MINS
M1 (J8)	1.7	5 MINS
A41	3.5	8 MINS
M25 (J21)	4.9	10 MINS

PLACES	MILES	TIME
HEMEL HEMPSTEAD	1.5	5 MINS
LUTON	12	24 MINS
HEATHROW	25	30 MINS
CENTRAL LONDON	26.7	50 MINS
BIRMINGHAM	95.2	1 HR 30 MINS

SOURCE: GOOGLE MAPS

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BRIDGES
Fund Management

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