

PROLOGIS PARK

**HEMEL** DC5  
**HEMPSTEAD**

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Warehouse / distribution units  
41,608 sq ft (3,866 sq m)

Available now

Your business  
in a prime location



 **PROLOGIS**®



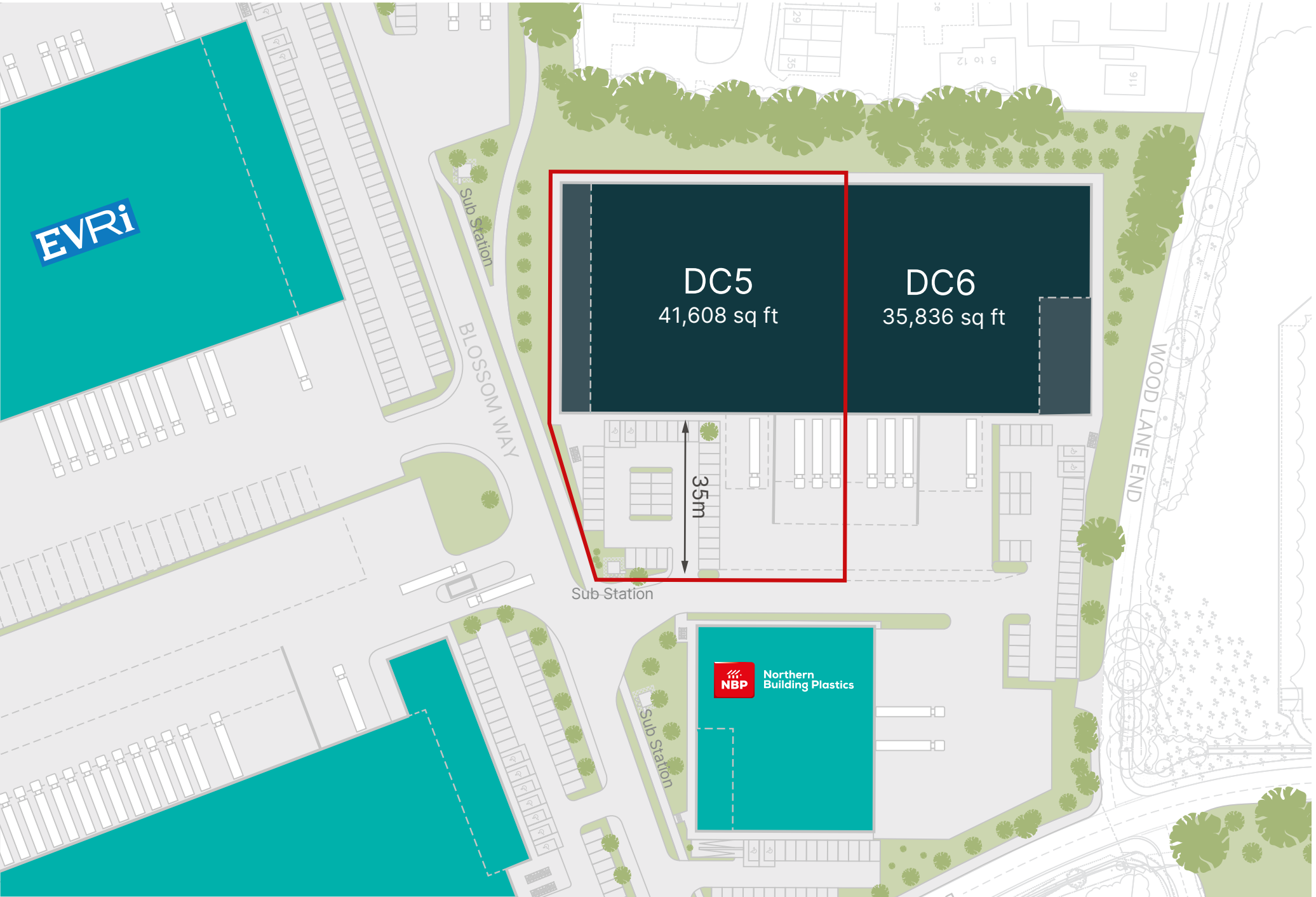
# Your business in a prime location.

DC5/6 can be let individually or combined to create a 77,444 sq ft space.

This provides an excellent opportunity for businesses to be situated in a prime, last mile location to serve London and the South East.

|     | Warehouse                    | Offices                   | Total                        |
|-----|------------------------------|---------------------------|------------------------------|
| DC5 | 37,050 sq ft<br>(3,442 sq m) | 4,558 sq ft<br>(424 sq m) | 41,608 sq ft<br>(3,866 sq m) |

All unit sizes are displayed in GEA.



x3  
3 dock  
level doors

x1  
1 level  
access door

9m  
clear height

← 35m →  
35m yard

x40  
40 car  
spaces

EPC A

PlanetMark  
PlanetMark  
Certification

BREEAM  
Very Good





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

Prologis Park Hemel Hempstead is a prominent and well-established industrial logistics park, starting its third phase of development. 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.

M1. M25.  
London.  
In moments.





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 J8 on 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



# 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.

DC5



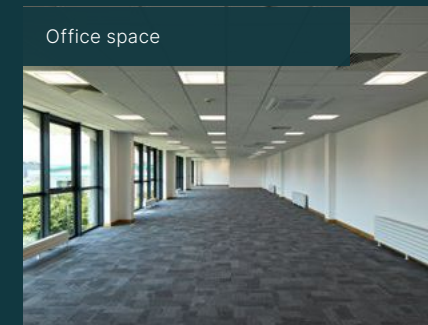
EV charging



15% roof lighting



Office space



Walking trails and cycleways



Office kitchenette



### 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.



### Rainwater harvesting

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



### EV car charging

2 EV car parking spaces bespoke to DC5.



### Walking trails and cycle ways

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



### Dedicated destination spaces

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

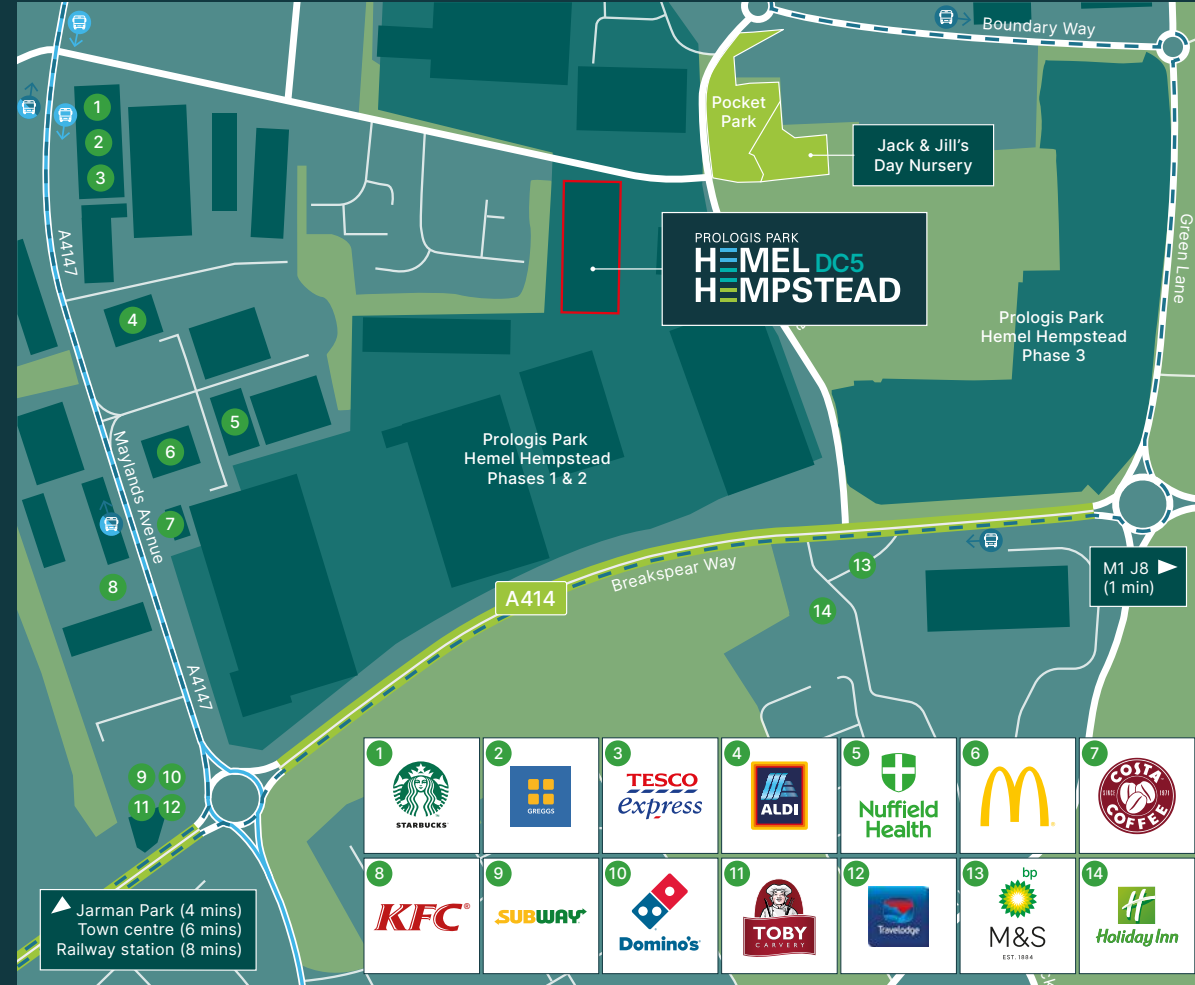


# All the perks on your doorstep.

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

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.

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



"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."

Milena Blair Real Estate & Customer Experience Manager

**PARKlife**

## Essentially, Essential.

For easy set up and smooth operations.

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.



### Operations

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.



### MEET YOUR ESSENTIALS SOLUTIONS MANAGER



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock – Essentials Solutions Manager

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

# A partnership that just makes sense.

## About Prologis

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](https://prologis.co.uk)

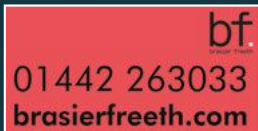


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