

UNIT TO LET

36,777 ft² (3,417 m²)



UNDERGOING
REFURBISHMENT



8M EAVES
HEIGHT



29M DEEP
SECURE YARD



85 PARKING
SPACES



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INDUSTRIAL/WAREHOUSE UNIT TO LET

UNIT 1 HORIZON POINT

SWALLOWDALE LANE, HEMEL HEMPSTEAD, HP2 7FZ

IPIF

Cadogan
Tate

FOOD SERVICE
LOGISTICS LTD

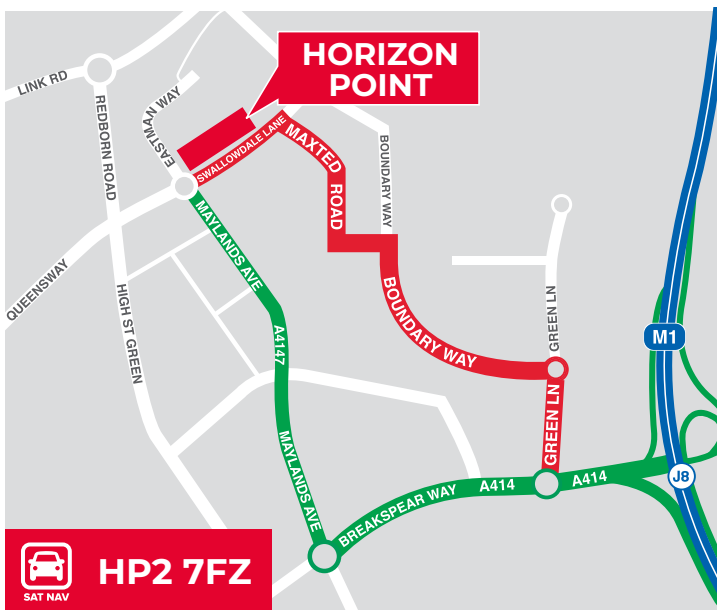
Piccadilly
GREETINGS GROUP

gap

UNIT 1

Gist

SWALLOWDALE LANE



LOCATION

Horizon Point enjoys a prominent position with direct roadside frontage to Swallowdale Lane, strategically located at the roundabout junction with Eastman Way and Maylands Avenue. Situated in the heart of the established and sought-after Maylands business area, the estate offers excellent connectivity. It is approximately 1.5 miles from Junction 8 of the M1 and just 4 miles north of Junction 21 of the M25, providing swift access to the national motorway network and wider South East region. The estate comprises four high-quality modern industrial/warehouse units. Nearby occupiers include Piccadilly Greetings Group, GIST, Robert Dyas and Atlas Copco.

DESCRIPTION

Unit 1 Horizon Point is a modern detached warehouse unit. The unit is currently under refurbishment. Key features include 8m eaves height, 3 level access doors and a secure yard to the rear and a generous car parking provision. Offices are situated at first floor level with the under-croft suited to a variety of uses.

SPECIFICATION

- Undergoing refurbishment
- 8m eaves height
- 3 level access loading doors
- First floor offices
- 29m deep, secure yard
- 85 car parking spaces
- 1.5 miles from M1 (J8)

ACCOMMODATION

Available accommodation comprises of the following gross internal areas*

UNIT 1	FT ²	M ²
Ground Floor Warehouse	33,266	3,091
First Floor Office	3,511	326
TOTAL	36,777	3,417

*subject to re-measurement post-refurbishment works.

LEASE TERMS

The unit is available on new Full Repairing and Insuring lease.

BUSINESS RATES

RV from 1st April 2026 £525,000. For further information regarding the assessment please contact Dacorum Borough Council.

SERVICE CHARGE

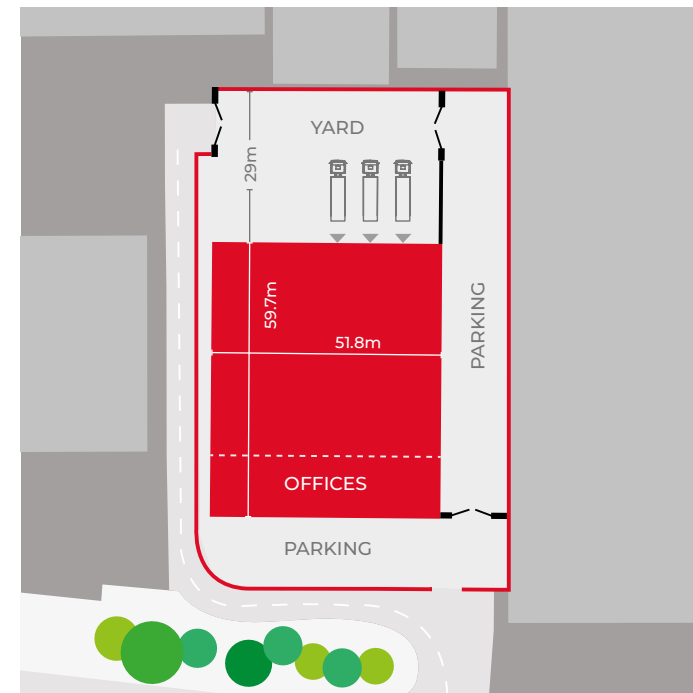
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC

To be re-assessed on completion of the refurbishment works.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord

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