



INDURENT

MAXTED COURT

MAXTED ROAD,
HEMEL HEMPSTEAD HP2 7BL
///GLARE.MATTER.UPON

TO LET

UNIT 2: 11,935 SQ FT (1,108 SQ M)

Available Immediately.



Strategically
located near
M1 (J8).



Warehouse
recently
refurbished.



EPC B rating.



Warehousing that Works.

High performance space for your business.

Maxted Court, located off Maxted Road and 100 metres from Maylands Avenue in Hemel Hempstead's Maylands Business Area, offers excellent connectivity with the M1 (J8) just 1.5 miles away. This prime location is ideal for industrial, logistics, and trade counter use.

The unit features ground-level loading doors, two-storey office space, and a modern, well-lit warehouse with 5.7m eaves height and a steel portal frame construction. Additionally, the property benefits from 24 allocated parking spaces.

The Landlord has undertaken a comprehensive refurbishment which includes new A/C to the offices and new LED lighting throughout the warehouse and office areas. The refurbishment has achieved a Grade B EPC.



You're well-connected.



MAJOR ROADS

M1 1.5 miles
M25 5 miles



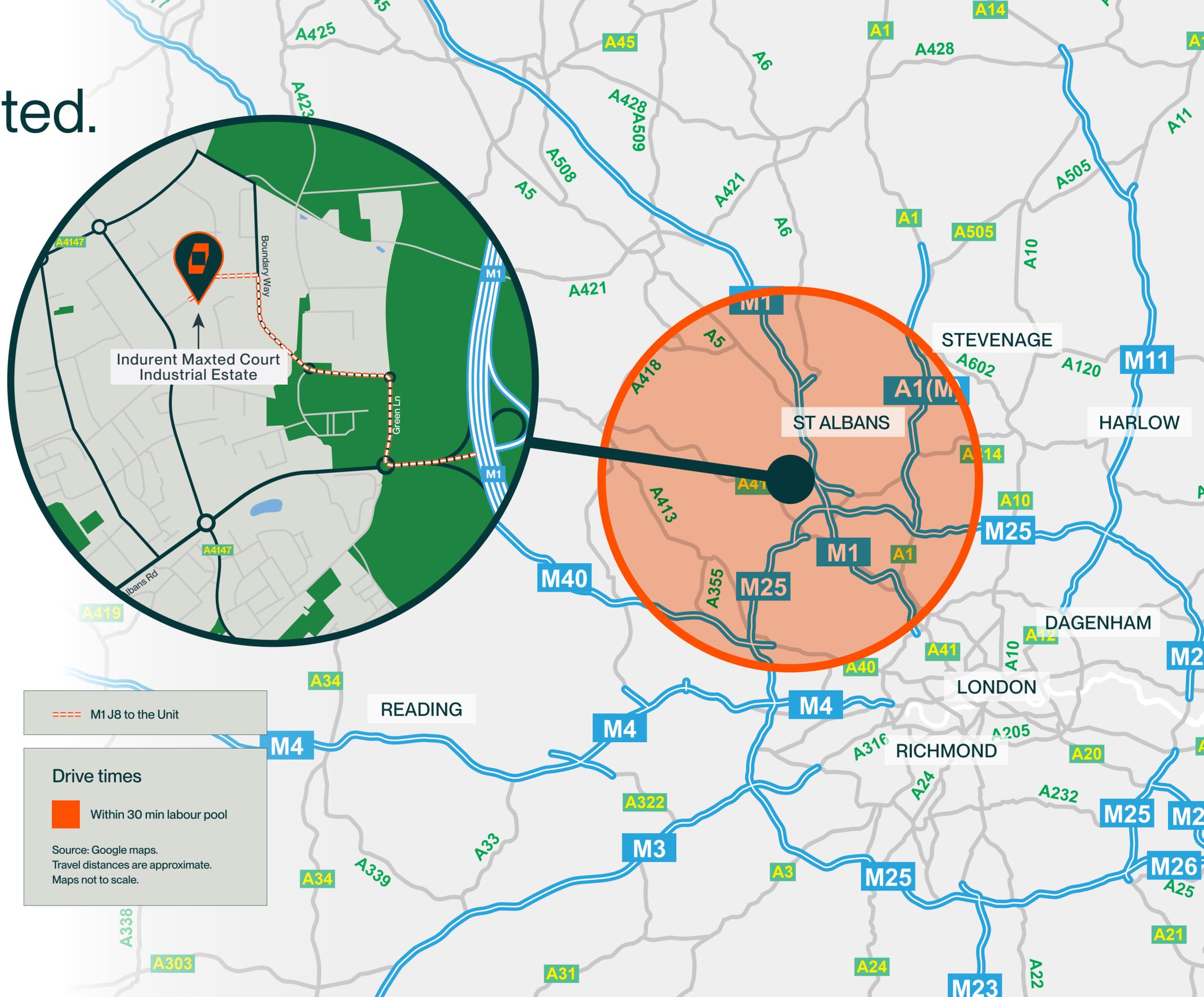
CITIES/MAJOR TOWNS

Watford 10 miles
Luton 11 miles
London 26 miles
Cambridge 48 miles



AIRPORTS

London Luton 11 miles
London Heathrow 27 miles
London Stansted 42 miles



--- M1 J8 to the Unit

Drive times

■ Within 30 min labour pool

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

UNIT 2	
GROUND FLOOR WAREHOUSE INC. OFFICE	10,804 SQ FT (1,003 SQ M)
FIRST FLOOR INC. OFFICE	1,131 SQ FT (105 SQ M)
LEVEL ACCESS LOADING DOORS	1
TOTAL	11,935 SQ FT (1,108 SQ M)

All floor areas are approximate gross internal areas.



Minimum internal eaves height of 5.7m



24 car parking spaces



1 ground level loading door



M1 1.5 miles away



Offices at ground floor and first floor



EPC B rating



Newly refurbished warehouse unit



LED lighting throughout warehouse and office space



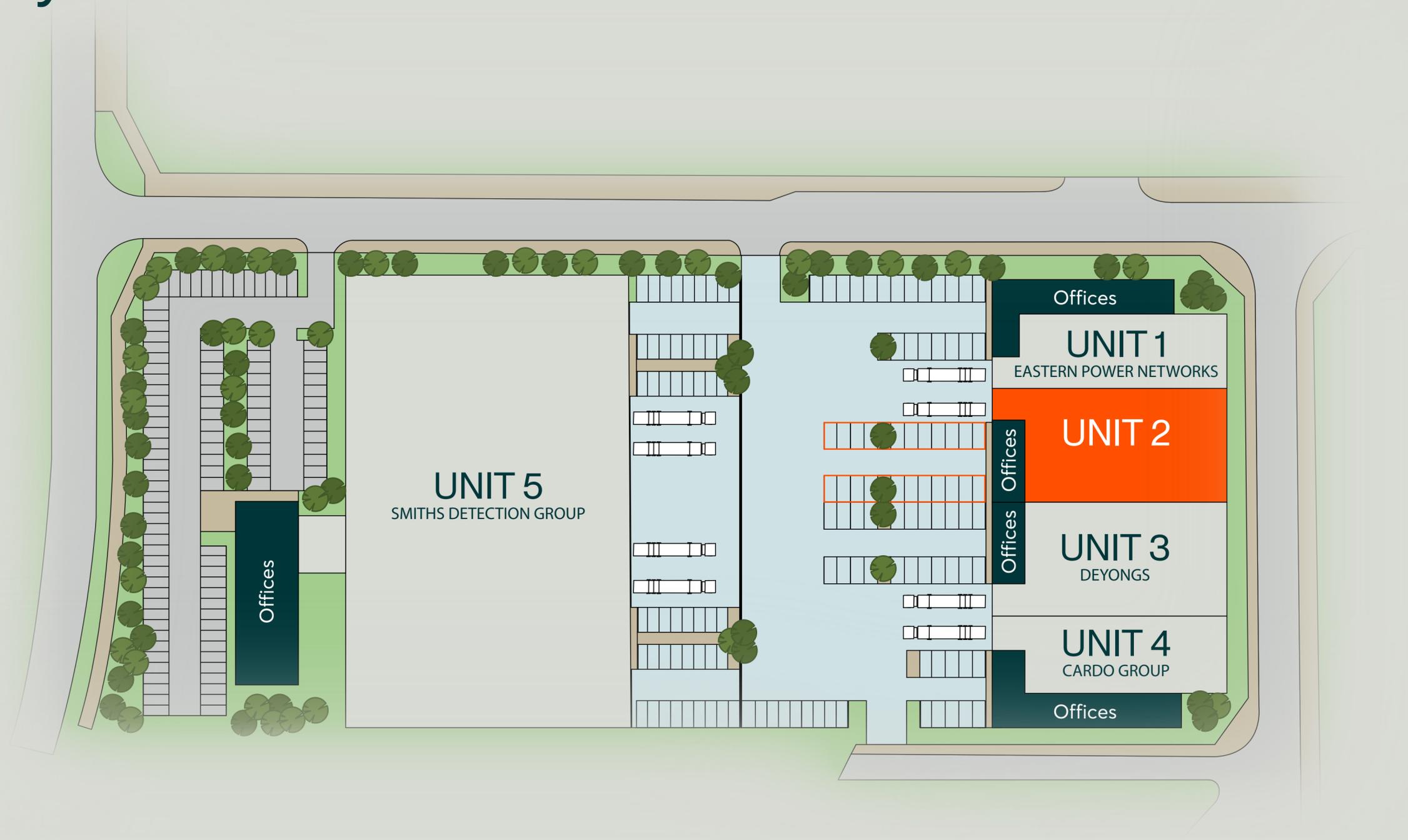
New A/C system to offices



Warehousing that Works.

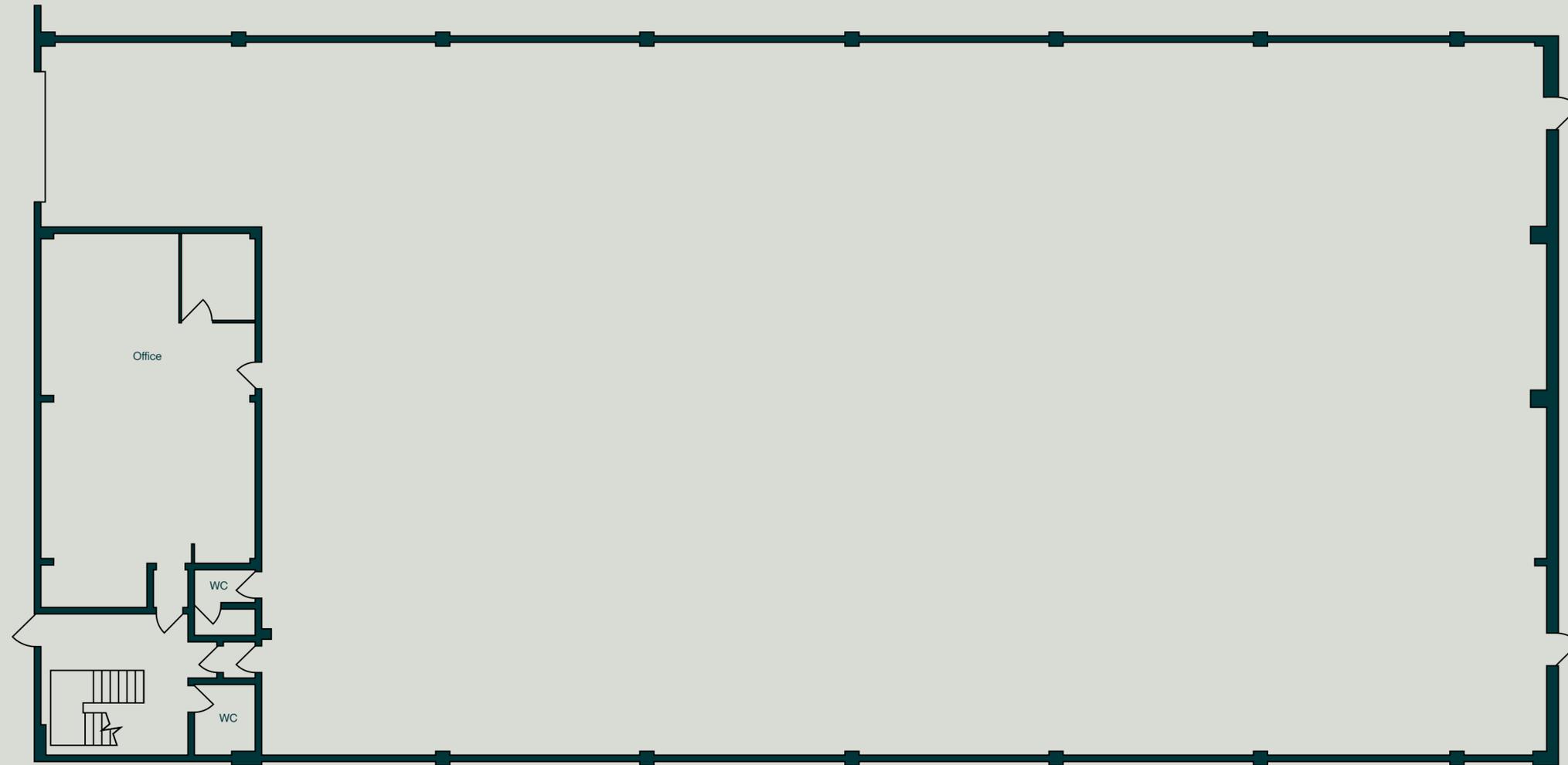


Siteplan layout.



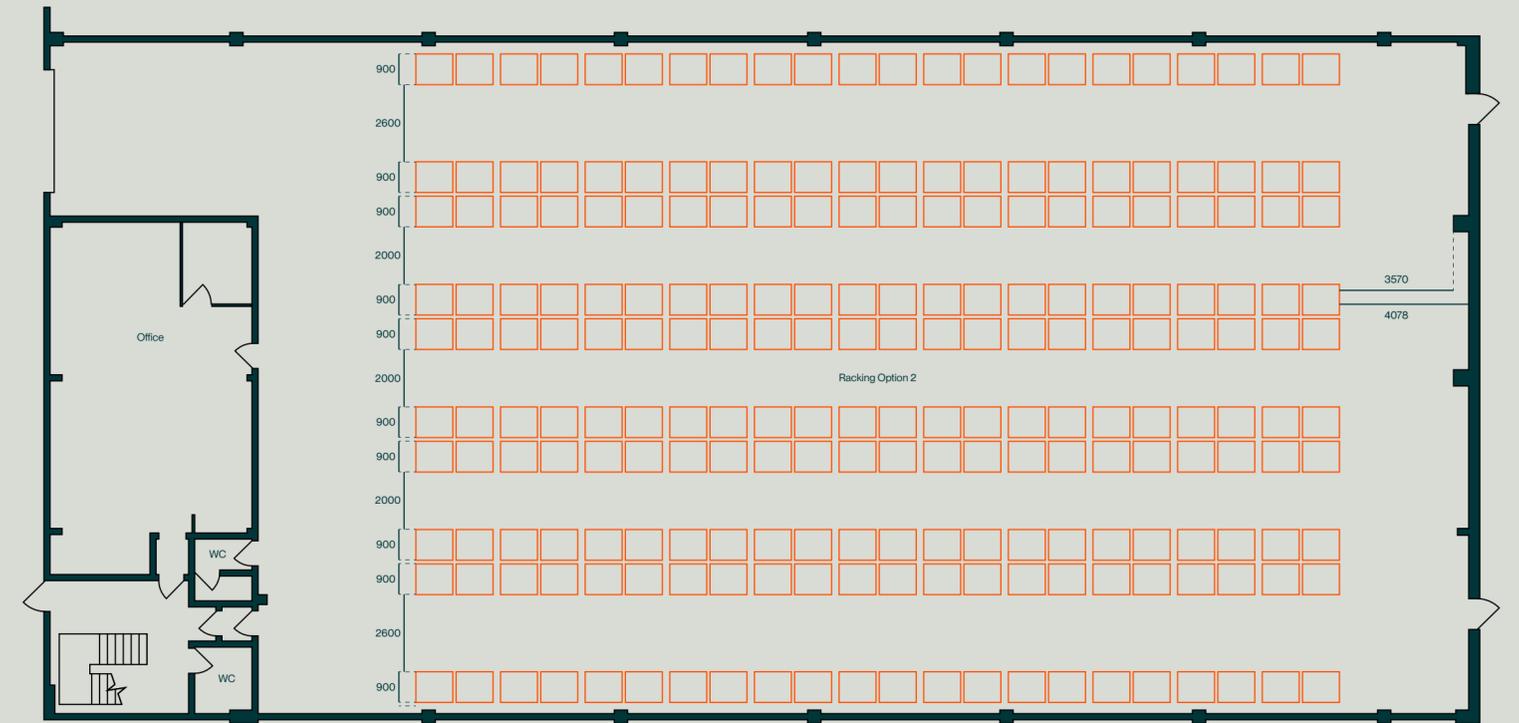
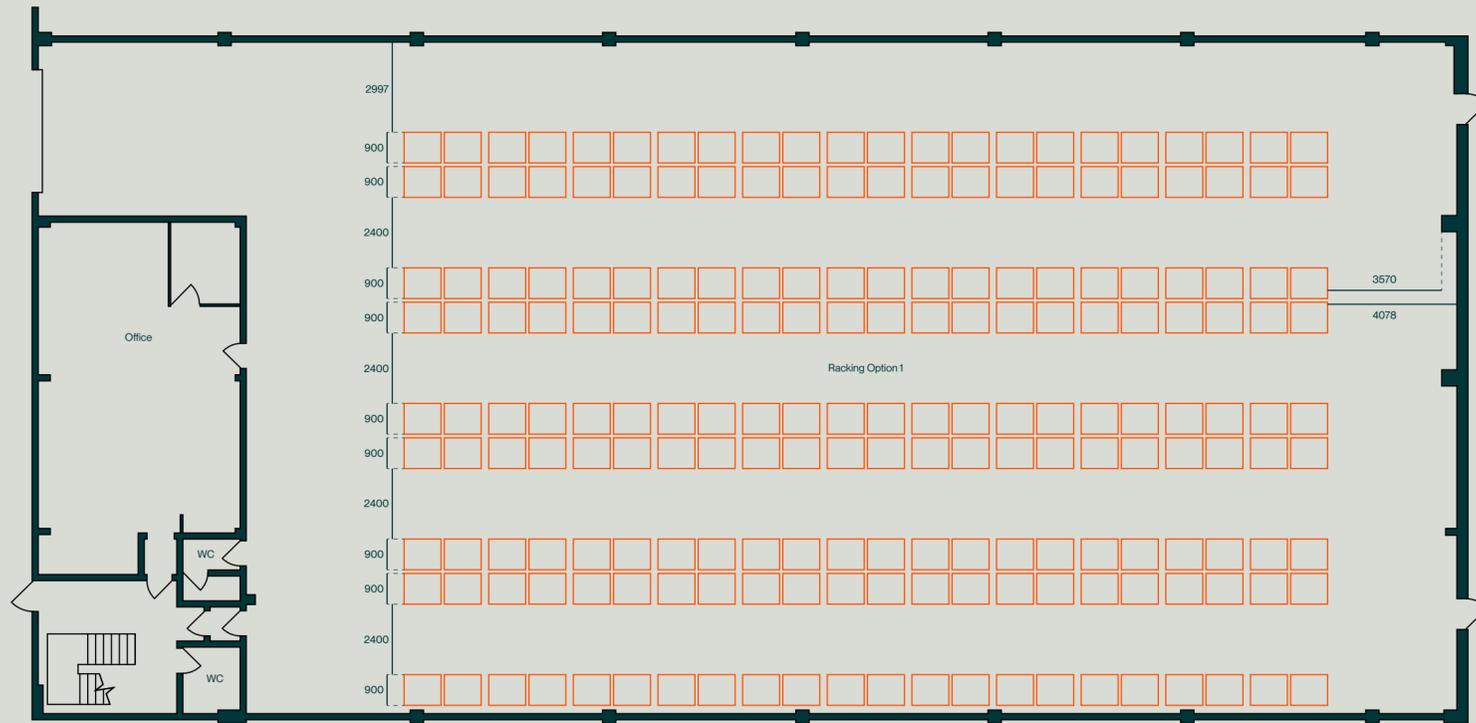
Siteplan layout is indicative.

Unit Plan.



Layout is indicative.

Racking Plans.

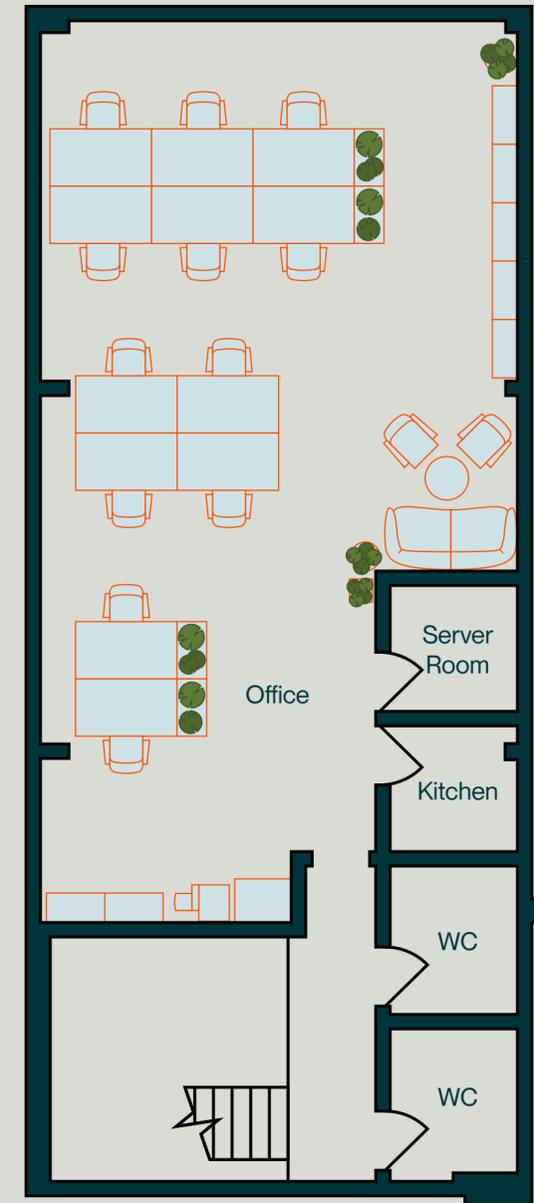


Layout is indicative.

Office plan layout.



Ground Floor



First Floor

Layout is indicative.



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