

SARACEN **INDUSTRIAL** **ESTATE**

Prime Multi-Let Industrial
Estate & Trade Park

Units Ranging From
2,369 Sq Ft - 4,682 Sq Ft
Refurbishment Underway

Maylands,
Hemel Hempstead,
HP2 7BJ

[///modern.treat.sleeps](http://modern.treat.sleeps)



Prime Location for Precision & Efficiency

Saracen Industrial Estate offers excellent connectivity for a wide range of business operations where speed and connectivity are essential. Located just minutes from the M1 (Junction 8) and close to the M25 the park provides seamless access to London North M25, the Midlands and the local market conurbation.

Local & Personal



3.9% of Local workers employed in transport and storage (above the national average)



Lower average wages compared to nearby Hemel Hempstead, Milton Keynes, Watford and Luton



Luton Airport (10.9 miles / 15 minutes)

M1

J8

NEXT

Robert Dyas

SCREWFIX

BOOKER

Atlas Copco

TOOLSTATION

Royal Mail

Mark Road

selco

smlths news

brakes

Majestic

CEFCO

MartinBrower

halfords

STARBUCKS

Henkel

TESCO

GREGGS

Mark Road

Maylands Avenue / A4147

ALDI

Nuffield Health

EVRI

VITABIOTICS

McDonald's

COSTA COFFEE

Direction to J8 M1

Saracen Occupiers Include

Unit 1	WOLSELEY
Unit 2	Grant & Stone Plumbing
Units 3, 4 & 6	HOWDENS
Units 8 & 9	Grant & Stone Electrical

Source: Office for National Statistics Business Register 2025



Strategic Space with Unrivalled Connectivity

The site comprises of modern industrial / trade park units with steel portal frame construction, two storey offices with elevations of brickwork and profiled steel cladding.



5M Eaves Height



1 Level Access Loading Door Per Unit



Dedicated Car Parking Spaces



EPC B Rating

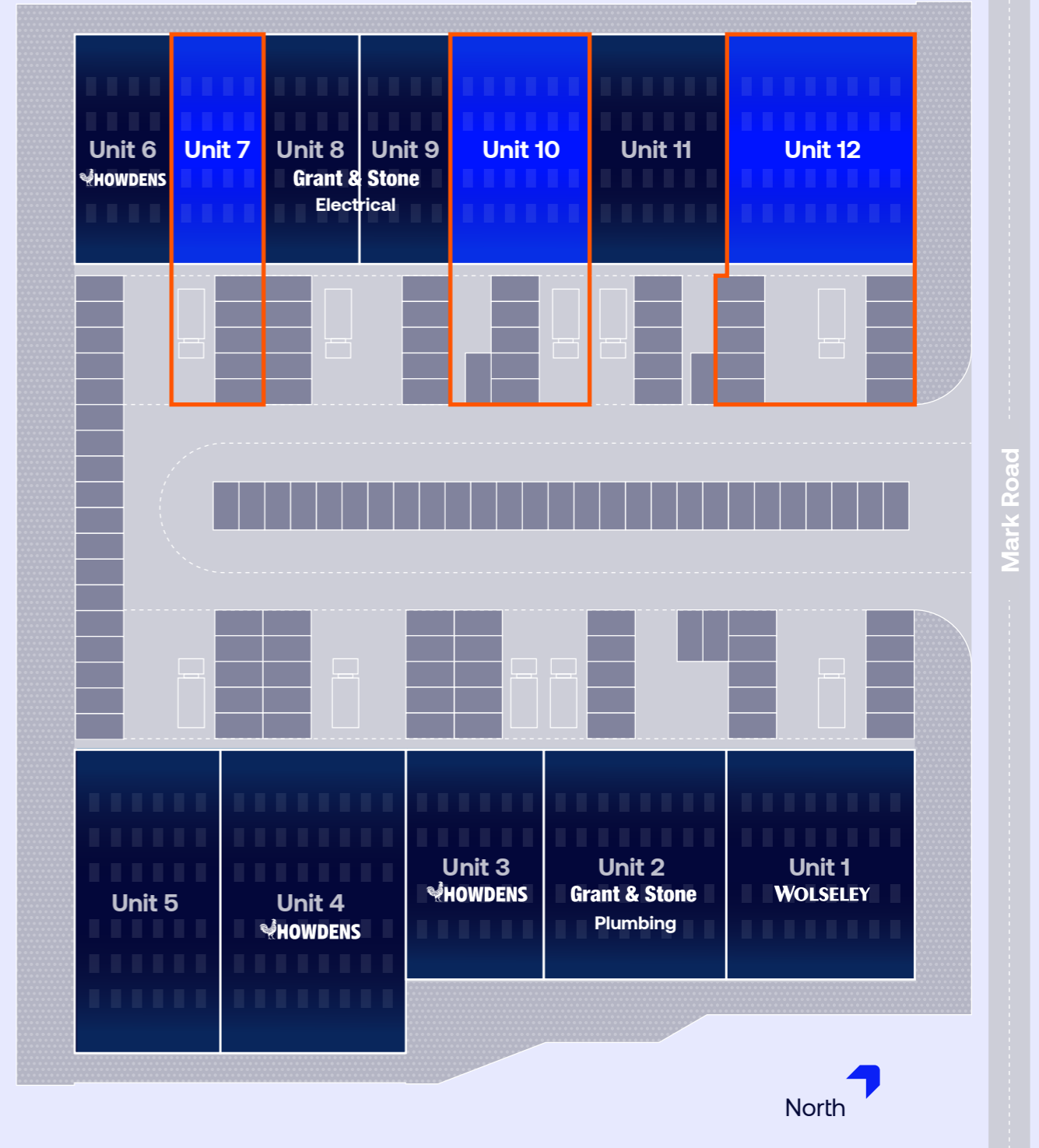


Two Storey Offices



Refurbishment Underway

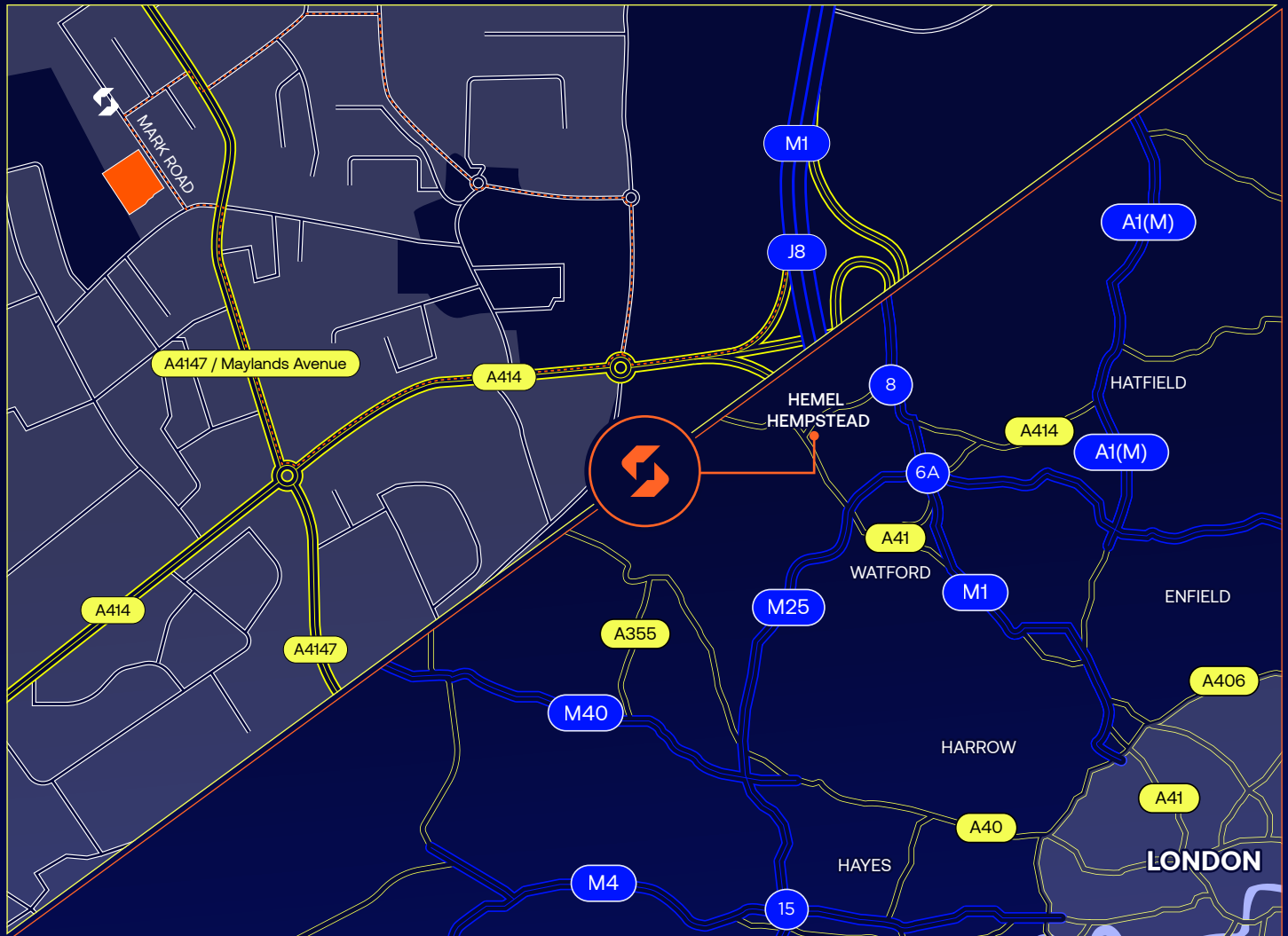
Pre-refurbishment photos



Refurbishment Underway

Unit	Warehouse Sq Ft (GIA)	Office Sq Ft (GIA)	Total Sq Ft (GIA)
7	1,798	571	2,369
10	3,095	422	3,517
12	3,617	1,065	4,682

Established Park Just 5 Minutes from M1 J8



Road	Distance	Time	Location	Distance	Time
M1 J8	1.4 Miles	5 Mins	Luton Airport	10.9 Miles	15 Mins
M25 J21	5.0 Miles	9 Mins	Central London	26.7 Miles	50 Mins
A1 (M)	10.5 Miles	18 Mins	Heathrow	27.3 Miles	57 Mins

For Further Information:



Felix Sharman
07712 431 588
felix.sharman@brasierfreeth.com

Elliot Fletcher
07523 801 153
elliott.fletcher@brasierfreeth.com

