



IMAGINATION TECHNOLOGIES BOUNDARY WAY, MAYLANDS HEMEL HEMPSTEAD

HP2 7YU

INVESTMENT SUMMARY

- Rare opportunity to acquire a freehold data centre investment in Hemel Hempstead.
- Offered by way of a sale and leaseback to a strong covenant.
- Located within Maylands, a well-established commercial area with excellent connectivity.
- High-specification purpose built facility.
- Secure long-term income stream with fixed rental uplifts.
- Offers sought in excess of £9.5 million, reflecting a net initial yield of 6.27%, assuming standard purchaser's costs.



DESCRIPTION

The subject property comprises a purpose-built data centre situated on a secure, self-contained site extending to approximately 1.404 acres, located off Boundary Way.

The facility is arranged over ground floor with a gross internal area of approximately 28,256 Sq ft (2,625.07 Sq m).

The building is fitted out to a high specification suitable for the operations of the data centre, including:

- 3 MVA power supply.
- Secure perimeter fencing and gated access.
- Two data halls.
- Backup generator systems.
- Secure loading and plant areas.



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LOCATION

Hemel Hempstead is a key commercial and technological hub in Hertfordshire, located approximately 24 miles north-west of Central London. The town benefits from excellent connectivity, with direct access to the M1 motorway (Junction 8) and close proximity to the M25 (Junction 21), making it highly accessible to London and the wider South East region.

Rail services from Hemel Hempstead Station provide regular, fast services to London Euston in under 30 minutes.

SITUATION

The site, located behind One Stop Doctors on Boundary Way, sits within the well-established Maylands Business District in Hemel Hempstead — the town's primary commercial and industrial hub. This area is home to a wide range of national and international occupiers, including companies such as Britvic, Henkel, Amazon Web Services (AWS), Royal Mail, NEXT, Evri and Vitabiotics underlining its reputation as a key employment zone in Hertfordshire.

TENURE

Freehold.

Freehold Data Centre
SALE & LEASEBACK



Office



Data Room

LEASE TERMS

The proposal is based on the property being let on the following outline terms:

- **Tenant:** Imagination Technologies Limited.
- **Lease Term:** A new lease for a term of 15 years.
- **Rent:** £635,760 per annum exclusive - £22.50 per sq ft.
- **Break:** There is to be a Tenant Break Option end of Year 10 with 6 months prior written notice.
- **Rent Reviews:** Five-yearly rent reviews indexed linked to CPI with a cap and collar (4% and 1%).
- **Repairing Obligations:** Full repairing and insuring (FRI) lease.
- **Security of Tenure:** Contracted inside the Landlord and Tenant Act 1954.
- **Permitted Use:** Use as a data centre or associated digital infrastructure and B8.

A set of heads of terms with full information on the proposed terms are contained within the data room – access is available upon request.

DATA ROOM

Further information and access to a data room can be provided upon request.



COVENANT

The leaseback will be to Imagination Technologies Limited, a well-established operator in the data/tech sector with a strong financial covenant. The company purpose built the data centre for their operations and have been active from the site for 13 years. Imagination Technologies Limited, have a Delphi score of 84 out of 100, indicating a strong level of confidence regarding the quality and attractiveness of the covenant.

Further financial and covenant information is available upon request.

PROPOSAL

We are instructed to seek offers in excess of £9.5 million, subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 6.27%, assuming standard purchaser's costs.

VAT

We understand the sale will be treated as a transfer of going concern.

VIEWING

Viewings are to be strictly by appointment via the joint sole agents.



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Freehold Data Centre
SALE & LEASEBACK



CONTACT

GET IN TOUCH

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