



Hemel Hempstead, HP2 7TG



The Maylands Building



www.themaylandsbuilding.com



A space designed for every moment of your day.

2,755 - 19,092 SQ FT AVAILABLE

Situated in the Maylands business district, Hemel Hempstead, The Maylands Building is a 140,836 sq ft Grade A office building tailored for modern businesses. With spacious floor plates, a welcoming lounge, open courtyard and easy access to major transport links, it offers flexibility and amenities that support productivity and connection every day.

Hemel Hempstead's business district offers easy access to essential amenities. Within walking distance you'll find a Tesco Express, Starbucks, Costa and Nuffield Health, as well as a variety of restaurants and hotels. The town center is home to The Marlowes Centre and The Riverside, plus a wide range of high street brands including Marks & Spencer, Boots and TK Maxx.



Concierge Service



VRF Air Conditioning



Raised Floors



6 Passenger Lifts



Shuttle Bus Service



Break Out Spaces



Join a thriving business community

The Maylands Building is part of a bustling business district that's home to a diverse range of companies, from innovative start-ups to established industry leaders. With a vibrant mix of businesses in and around the building, tenants enjoy a collaborative environment that fosters connections and growth.

Whether meeting like-minded professionals at the on-site café or partnering with neighbouring companies, The Maylands Building places you at the heart of a thriving community designed to inspire and support.



smiths
detection

Sysco

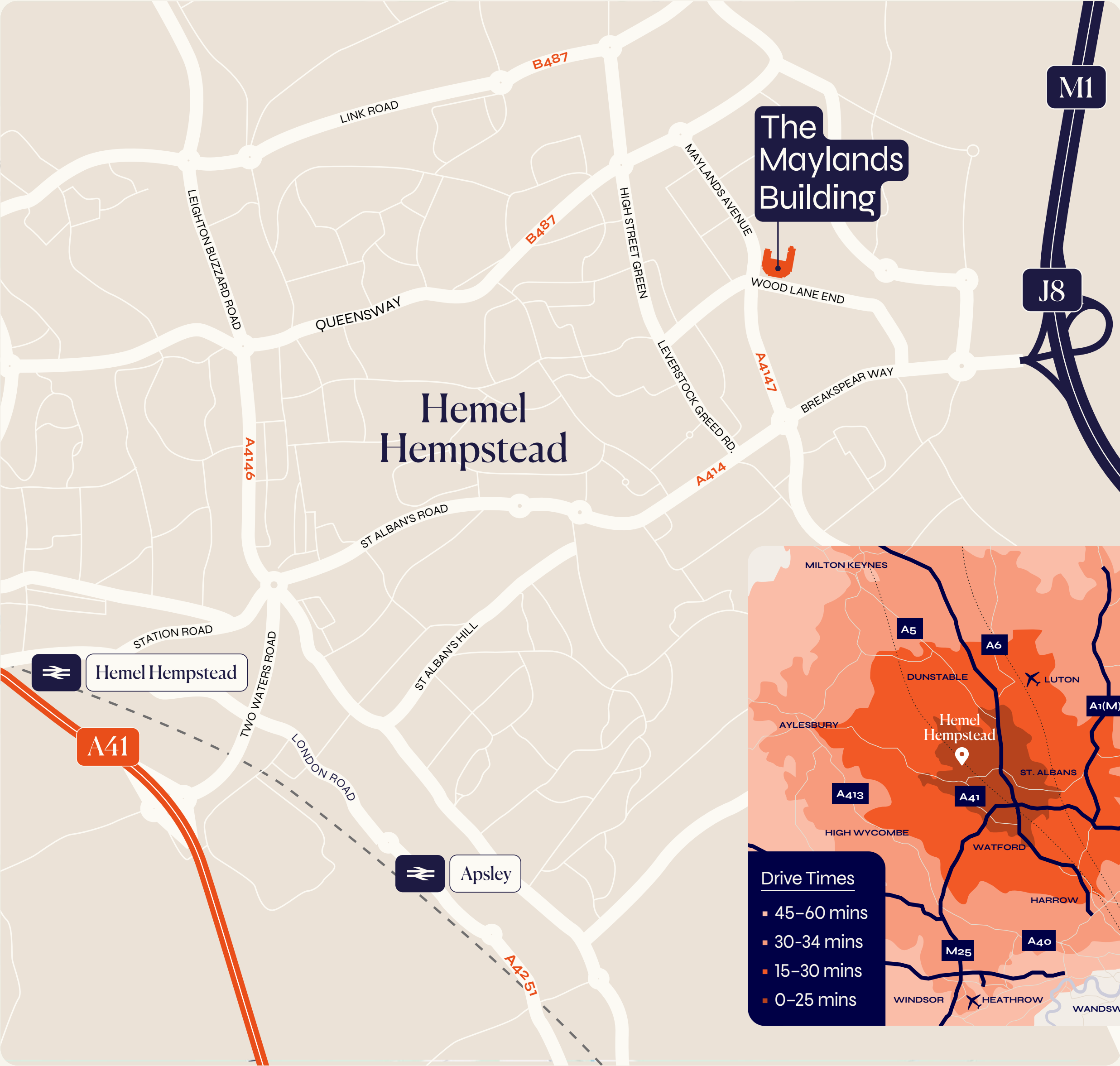


Boston
Scientific

bsi.

gama
healthcare





Seamlessly connected, locally and beyond

QUICK LINKS BY TRAIN & CAR

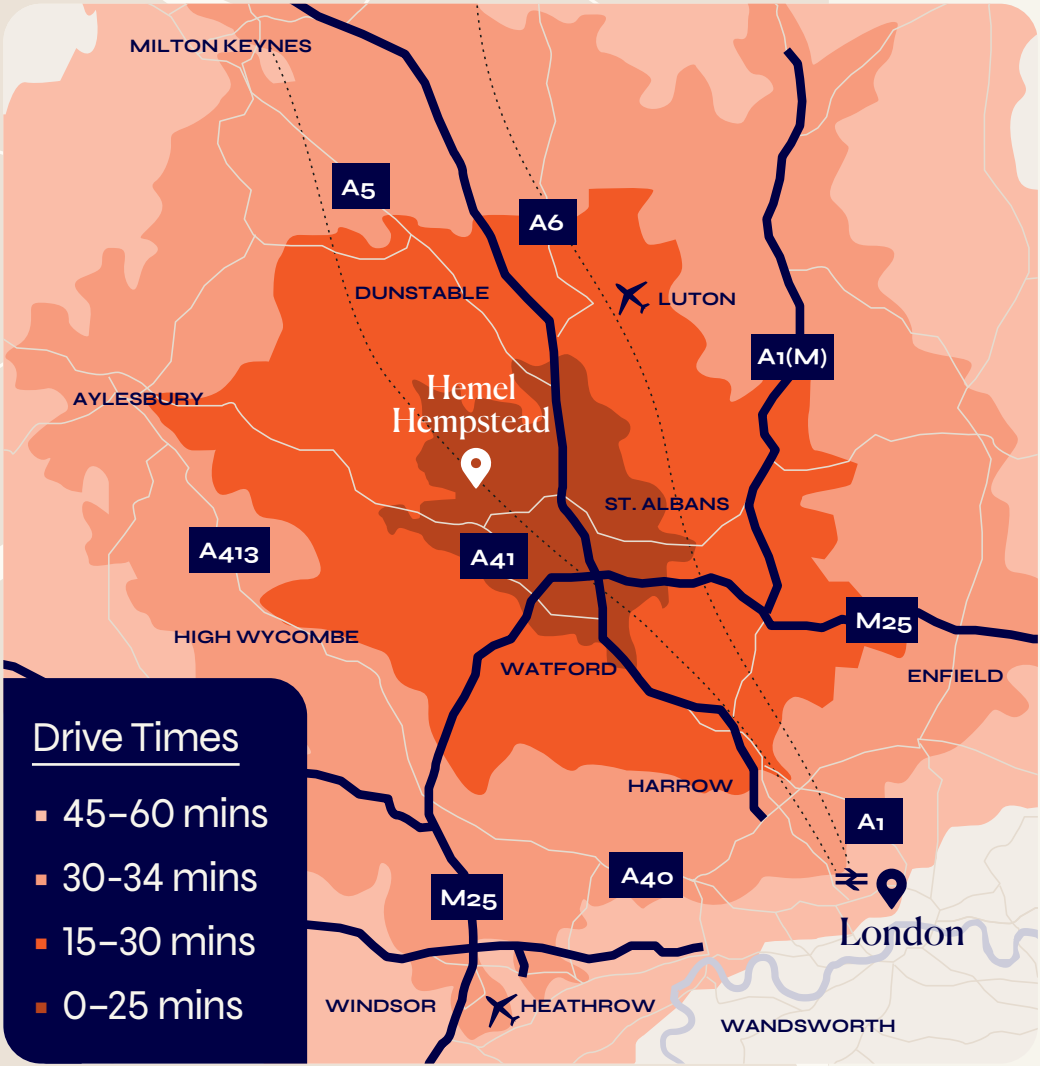
Hemel Hempstead and St Albans stations are close by, with direct London trains in 26 minutes and a convenient shuttle service to and from The Maylands Building. Junction 8 of the M1 is just 5 minutes away, providing direct access to Luton Airport and Central London.



M1 J8	5 mins
Hemel Hempstead Town Cente	7 mins
M25 J1a	10 mins
Hemel Hempstead Train Station	11 mins
St Albans Train Station	15 mins
Watford	15 mins
Milton Keynes	40 mins
Central London	44 mins



London Luton	16 mins
London Heathrow	25 mins
London Stansted	35 mins
Watford Junction	11 mins
London Euston	26 mins
Milton Keynes	33 mins
Birmingham	2 hrs 8 mins





Thoughtful amenities bring convenience and community to the workplace, with a café, courtyard, and communal areas designed to enhance every workday.



Workspace to elevate your day



Roof Terrace



Outdoor Courtyard



Café & Deli



34 Cycle Spaces



Communal Lounge



Showers & Lockers



EPC Rating B



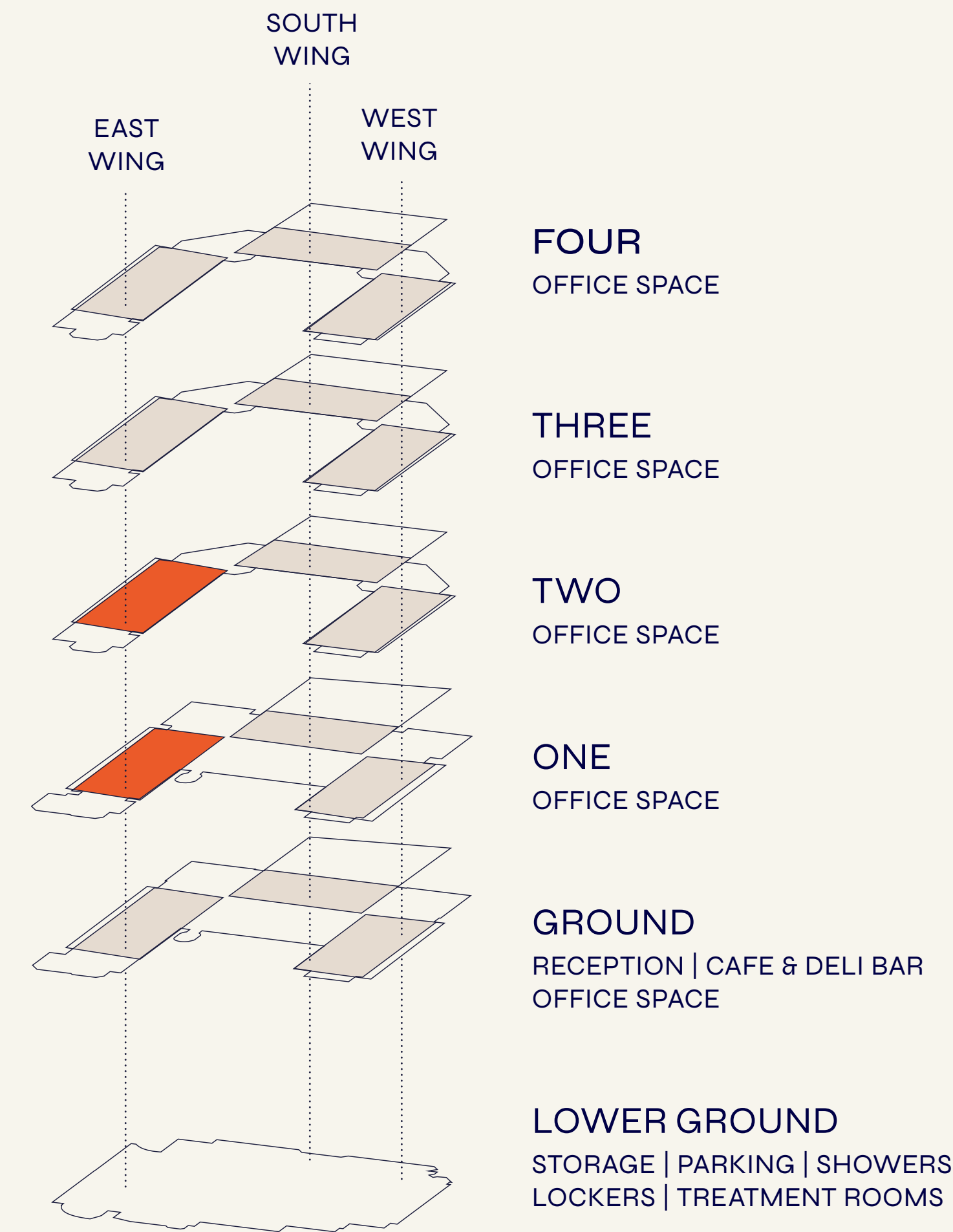
Parking Ratio 1:189





19,092 sq ft Available

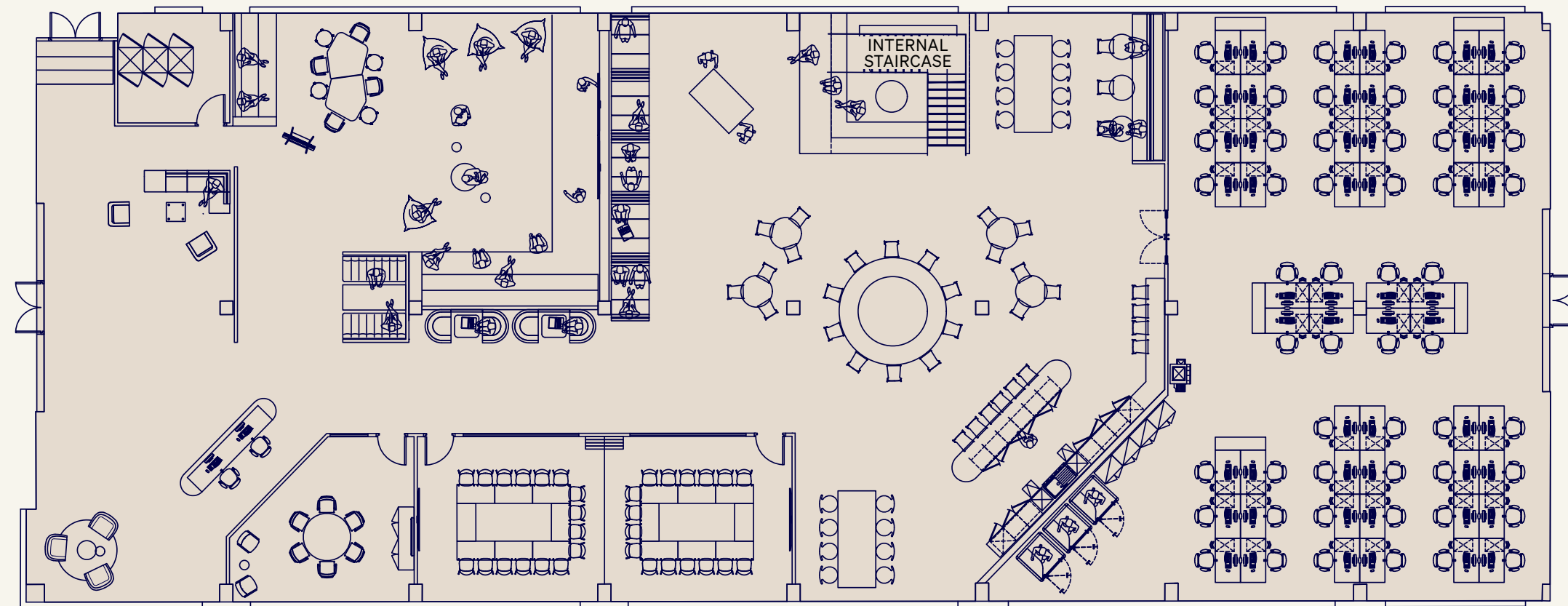
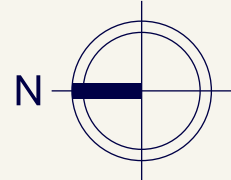
9,787 SQ FT & 9,801 SQ FT READY FOR OCCUPATION



1st

Total: 9,787 sq ft / 909 sq m

First & Second: 19,092 sq ft (1,773 sq m)

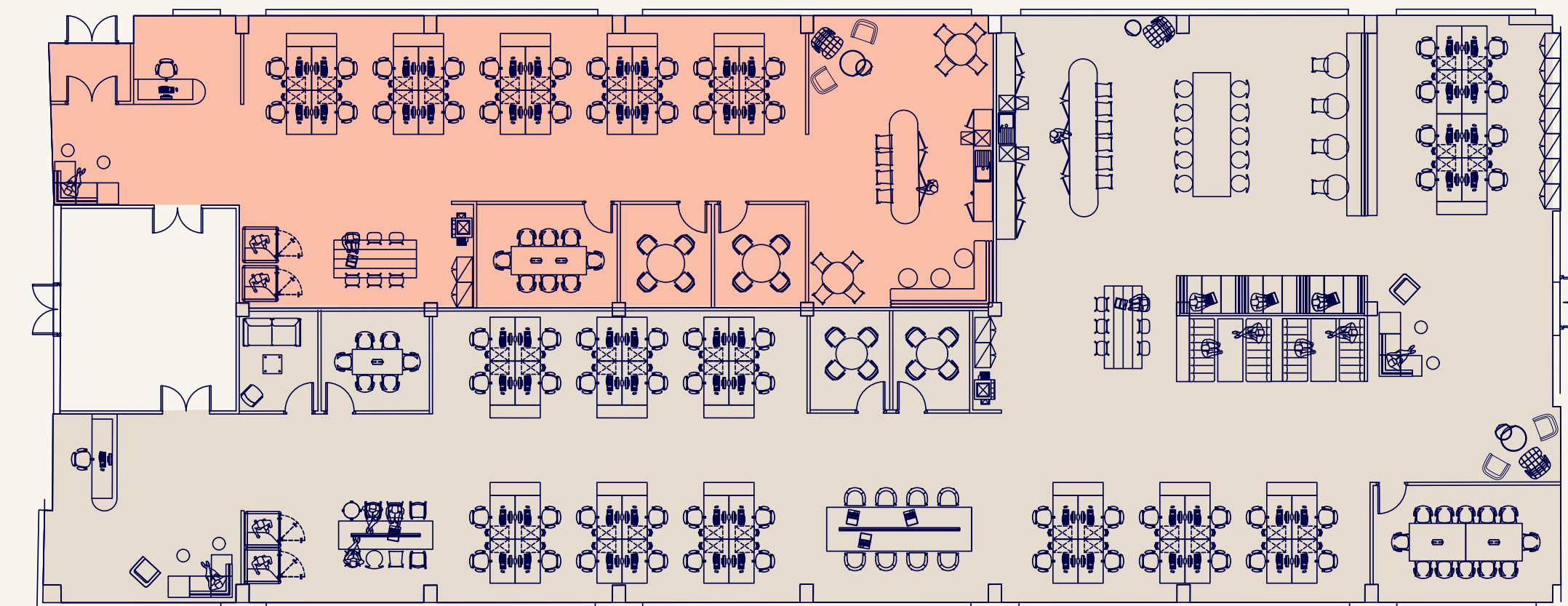


2nd

Total: 9,801 sq ft / 910 sq m

Split 1: 2,755 sq ft

Split 2: 6,372 sq ft



DESIGNED BY



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