

Industrial To Let

CBRE

Hemel 161

Eastman Way, Hemel Hempstead, HP2 7DU

161,134 sq ft



- Less than 2 miles from Junction 8 of the M1 Motorway
- 14 Dock Level Loading Doors
- 4 Level Access Doors
- 11.5m Clear Eaves Height
- 42m Secured Yard
- 199 Car Parking Spaces
- Two Storey Office Accommodation

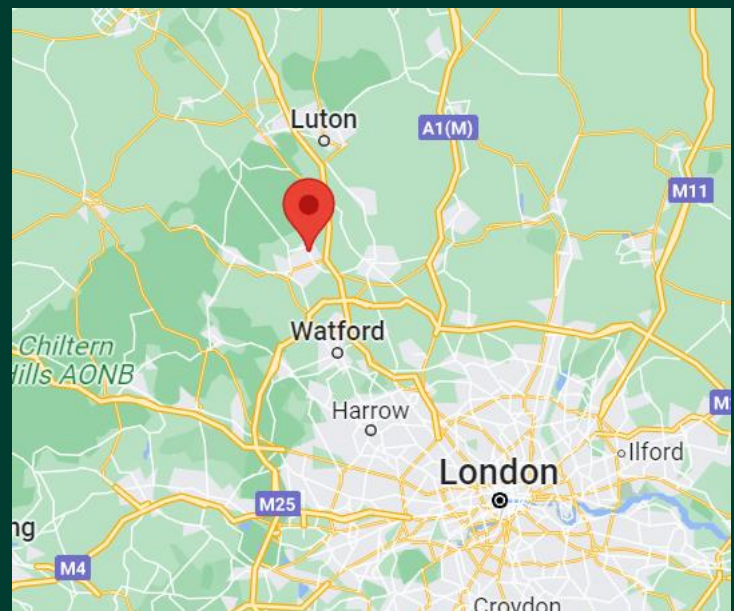


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Location

Hemel 161 is strategically situated on the junction where Maylands Avenue crosses Swallowdale Lane within the well-established Hemel Hempstead Industrial Estate. The property benefits from good access to Junction 8 of the M1 Motorway just 2 miles away. Hemel Hempstead has proved an advantageous industrial location for major distribution operations, due to availability of land, labour, and its proximity to both the M1 and M25 Motorway, providing excellent connectivity to Central London.



Description

Hemel 161 comprises a distribution warehouse of steel portal frame construction, metal profile clad roof, and concrete yard. The office content consists of raised floors suspended ceilings & central heating. The warehouse extends to 145,090 Sq Ft, the ground floor offices & ancillary offices to 8,717 Sq Ft, and the first floor offices to 7,327 Sq Ft – totalling 161,134 Sq Ft on a site of approximately 7.2 acres.

Viewing and further information

Strictly by prior arrangement with the sole agents

Terms/Timing/Rent

Flexible terms available upon application

EPC

EPC available on request

Contact

Will Abbott

e: William.Abbott@cbre.com

t: +44 (0)7827 946 281

Hannah Stainforth

e: Hannah.Stainforth@cbre.com

t: +44 (0)7500 990 467

Toby King-Thompson

e: toby.kingthompson@cbre.com

t: +44 (0)7919 145 652

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