

McDONALD

BUSINESS PARK

Unit 11

McDonald Business Park

Heme1 Hempstead

HP2 7EB

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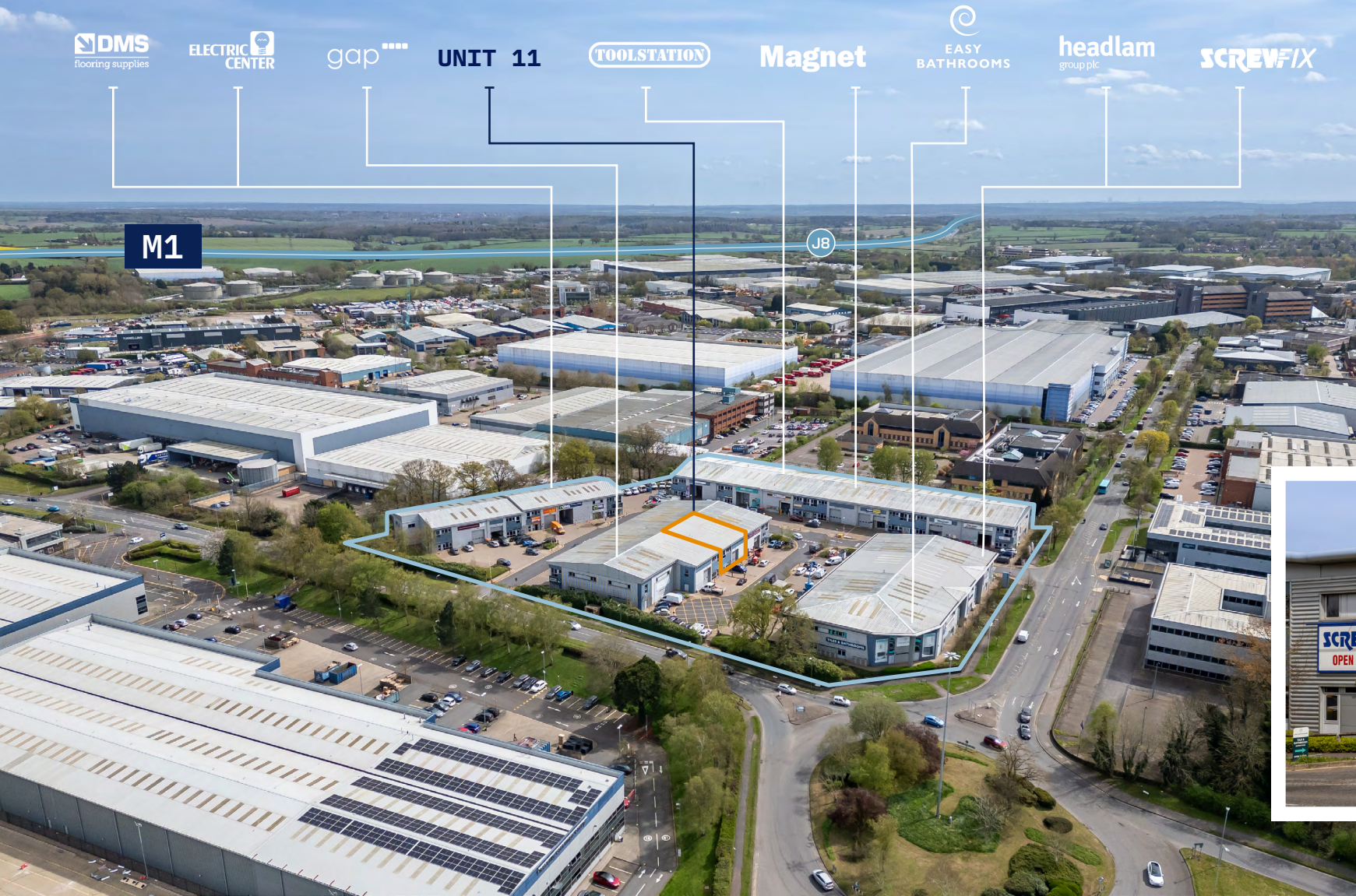
Newly refurbished

PRIME TRADE COUNTER UNIT

3,570 SQ FT (331.7 SQ M)

TO LET

HEMEL HEMPSTEAD'S PREMIER TRADE COUNTER LOCATION



McDonald Business Park occupies a prominent position on the corner of Swallowdale Lane and Maylands Avenue (A4147), the principal route through the Maylands Employment Area. The estate is located **1.5 miles from Junction 8 of the M1 motorway**, which provides direct access to Central London and the M25 motorway.

Hemel Hempstead town centre lies approximately 2 miles to the southwest.

Photo Gallery: [Click Here](#)



**3,570 SQ FT (331.7 SQ M)
TO LET**

spacesli
sliding wardrobe

9 11







MCDONALD

BUSINESS PARK



- 
 7m eaves
- 
 Full-height access loading door
- 
 First floor offices
- 
 EV charging
- 
 LED lighting with PIR sensors
- 
 New air conditioning system
- 
 6 car parking spaces
- 
 EPC Rating B(44)

UNIT 11 (GIA)		
GF	2,902 sq ft	(269.64 sq m)
FF Office	668 sq ft	(61.98 sq m)
TOTAL	3,570 sq ft	(331.62 sq m)

**COMPREHENSIVELY REFURBISHED
FOCUSING ON ENERGY EFFICIENCY UPGRADES**

WELL LOCATED & WELL CONNECTED

M1 J8 - 1.5 MILES / 5 MINS

Key

1. Starbucks
2. Greggs
3. Tesco Express
4. Aldi
5. McDonald's
6. Nuffield Health
7. Costa
8. KFC
9. Travelodge
10. Holiday Inn

McDONALD
BUSINESS PARK

5 mins

M1 North
The Midlands

M1

8

M1 South
M25

Hemel Hempstead

Town Centre & Station

St Albans

MAYLANDS AVENUE // HEMEL HEMPSTEAD //06

Postcode: HP2 7EB

Google Maps: [Click here](#)

what3words: [///crop.case.copy](#)

M1 Junction 8 5 mins

Hemel Hempstead Town Centre 5 mins

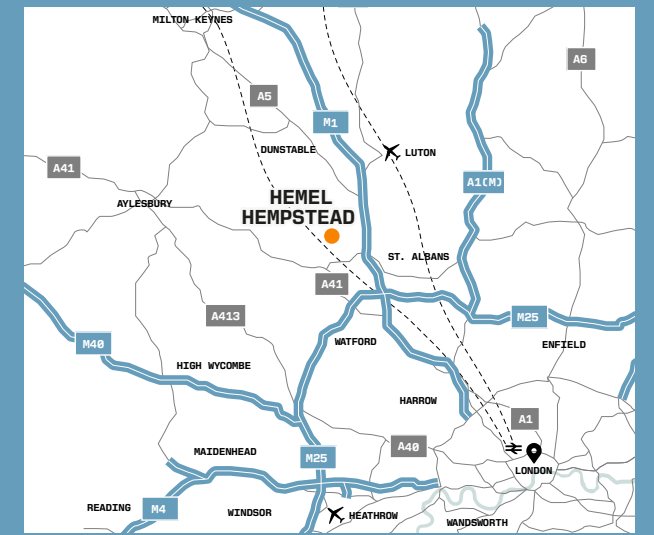
M25 Junction 21a 10 mins

Hemel Hempstead Train Station 10 mins

St Albans Train Station 18 mins

Milton Keynes 45 mins

Central London 69 mins



UNIT 11 - AVAILABLE NOW

MCDONALD
BUSINESS PARK

//07

//Rent

Upon application.

//Terms

The property will be offered on a new full repairing and insuring lease on terms to be agreed.

//Rates

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority, Dacorum Borough Council - 01442 228000.

//EPC

B (44).

//Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

//Viewing

bf.
brasier freeth

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