

Peoplebuilding

HEMEL HEMPSTEAD



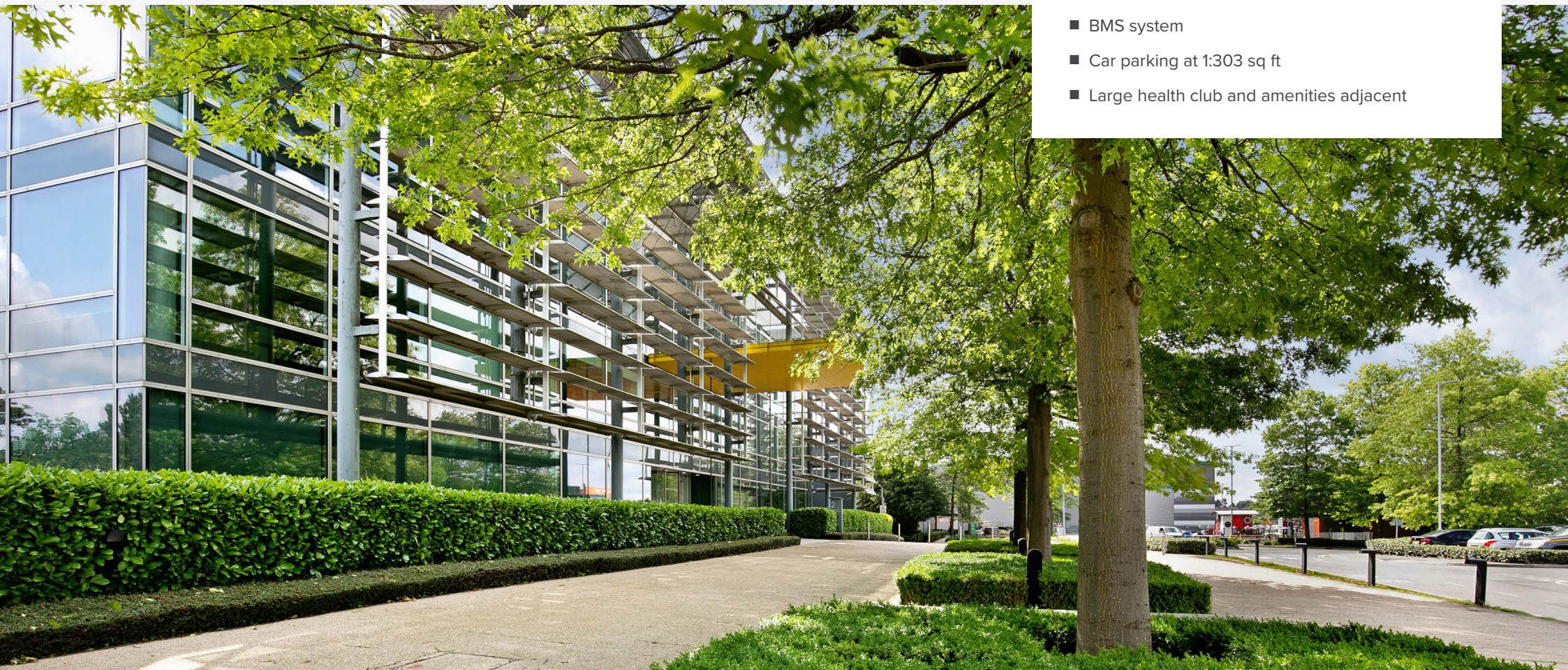
MODERN OFFICES TO LET

SUITES FROM 25,000 SQ FT

created for
function & style

Peoplebuilding comprises a prestigious large four storey modern office building with elevations featuring a reactive Brise Soleil system.

- Occupational density 1:12 sq m
- 3.0m finished floor to ceiling height
- Air displacement cooling system
- Underfloor perimeter heating
- Powder coated metal ceiling
- Carpeted
- Blinds and floorboxes in situ
- 3 x 13 person passenger lifts
- 1,500 kg goods lift
- BMS system
- Car parking at 1:303 sq ft
- Large health club and amenities adjacent



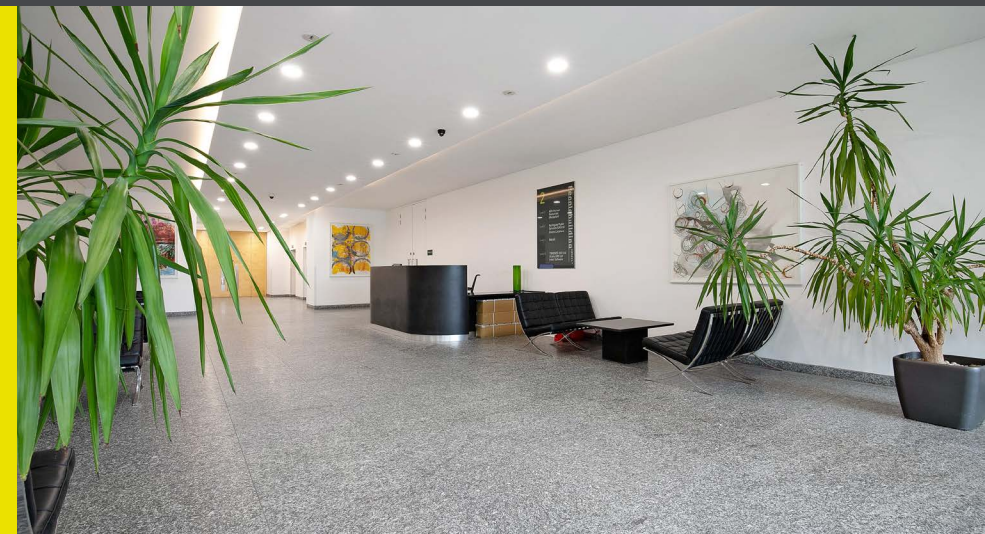
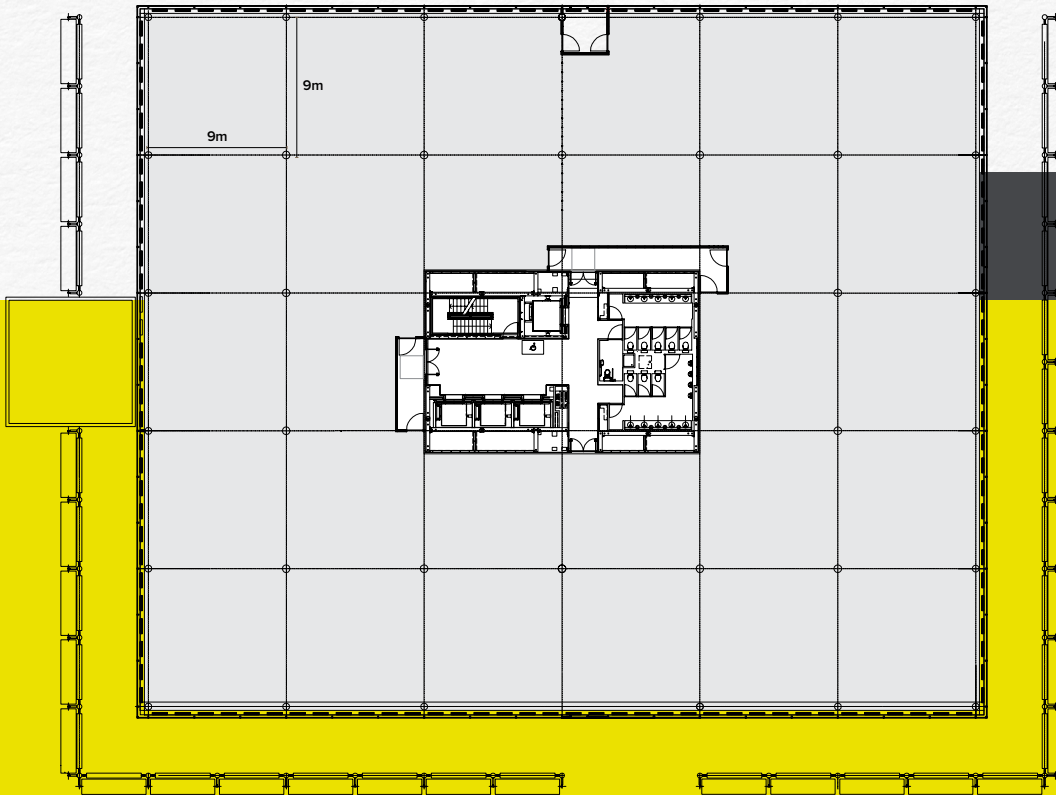


have it
your way

suites from 25,000 sq ft

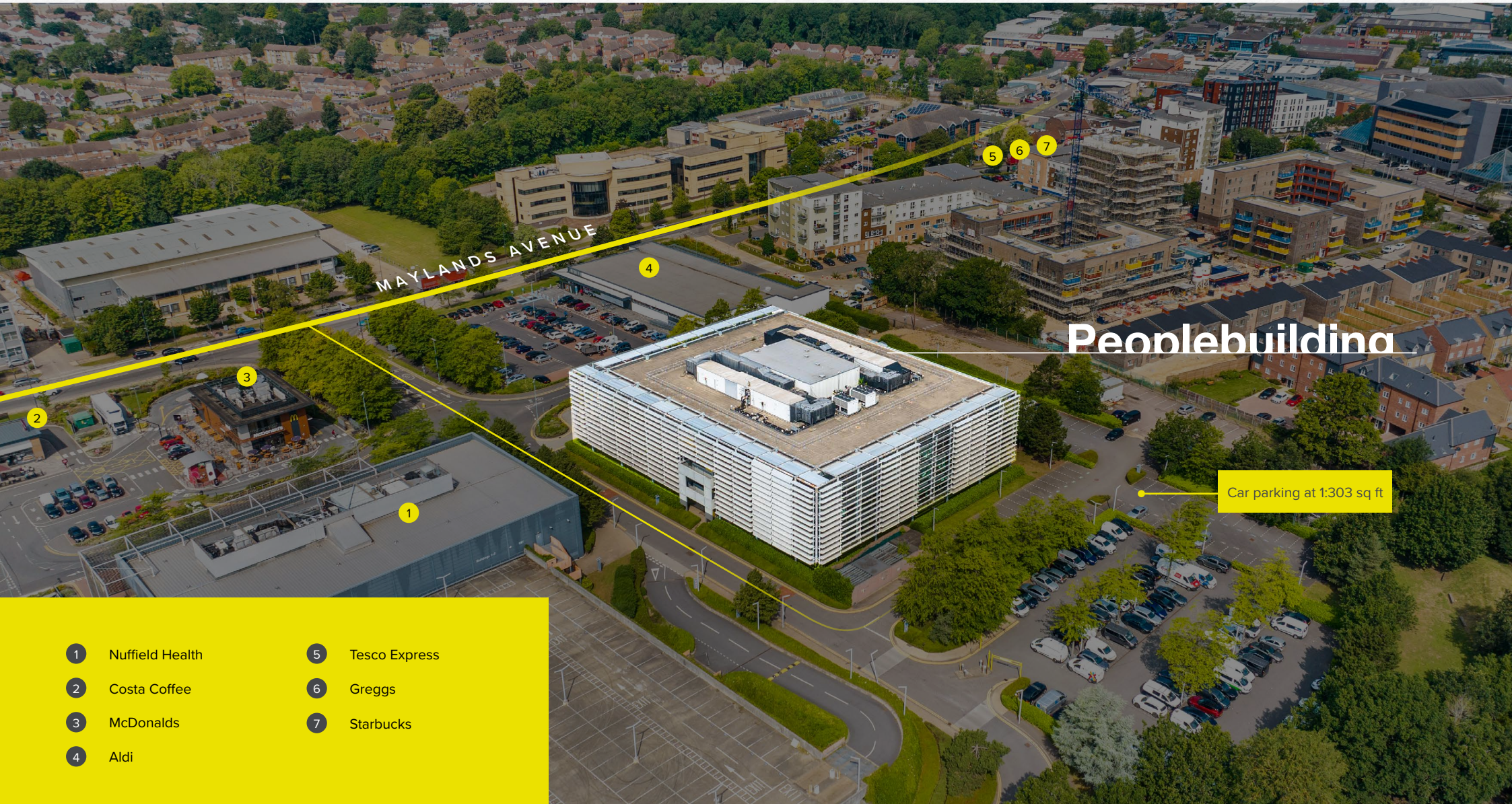
contemporary work spaces

Peoplebuilding can be let in whole floors from 25,112 sq ft (2,323sq m) up to the whole building 100,000 sq ft (9,290 sq m).



Typical upper floor

centre stage



MAYLANDS AVENUE

Peoplebuilding

Car parking at 1:303 sq ft

- 1 Nuffield Health
- 2 Costa Coffee
- 3 McDonalds
- 4 Aldi
- 5 Tesco Express
- 6 Greggs
- 7 Starbucks

superb transport links

Peoplebuilding is situated off Maylands Avenue (A4147) in the heart of the large and successful Maylands business area of Hemel Hempstead. It is located only a mile or so from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

Hemel Hempstead town centre is 2.5 miles away and Hemel station is 3 miles (London Euston 30 minutes approximately).

The Heart of Maylands retail development is now complete which providing a useful range of convenience shopping and services all within easy walking distance of Peoplebuilding.

There are a variety of food and drink offers all within easy walking distance of Peoplebuilding.

travel distances

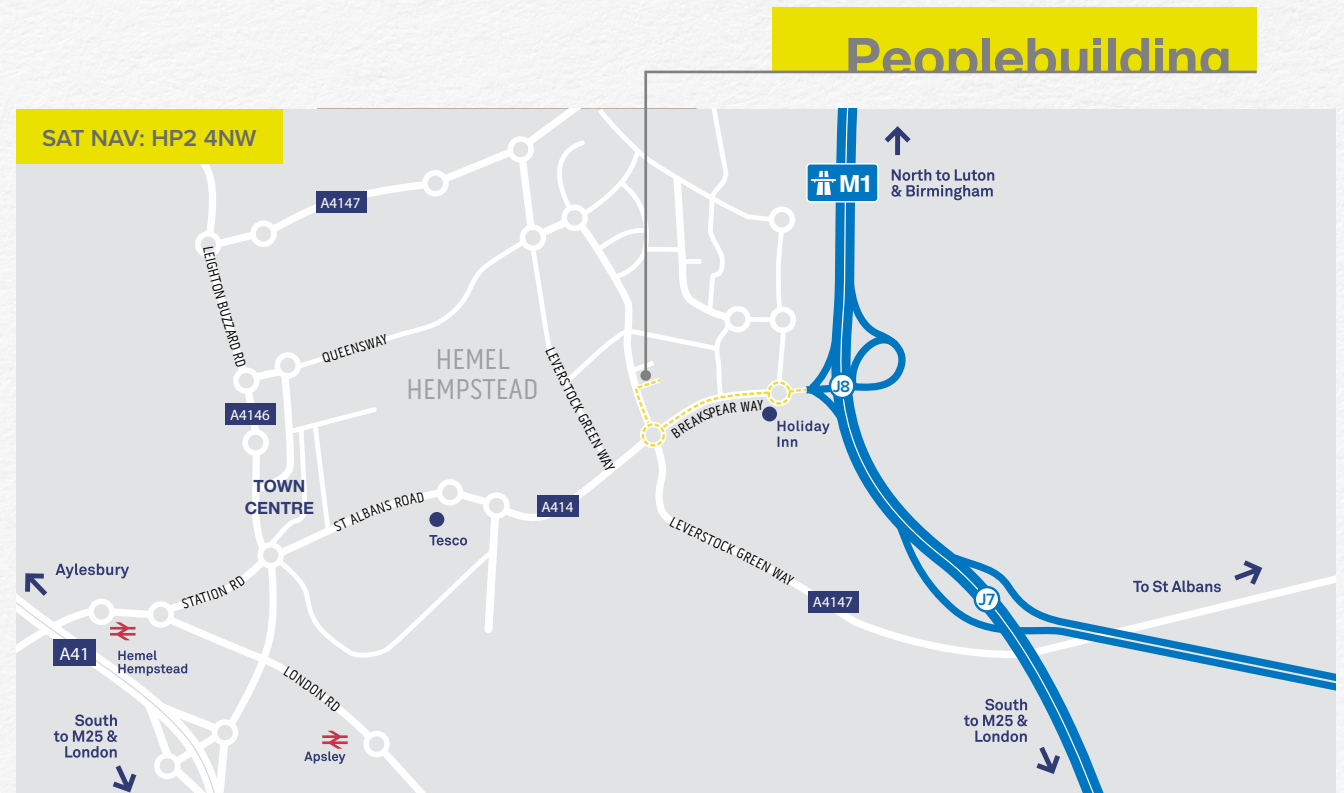


M1 Junction 8	1 mile	St Albans Rail Station	7 miles
Hemel Hempstead Town Centre	2.5 miles	London, Trafalgar Square	26 miles
M25 Junction 21/6A	4 miles	London Luton Airport	11 miles
Hemel Hempstead Rail Station	3 miles	London Heathrow Airport	28 miles

rail



Milton Keynes	approx. 29 mins
London Euston	approx. 30 mins



Peoplebuilding



terms

The offices are available to let on new full repairing and insuring leases for a term to be agreed.

rent

On application.

epc rating

New listing at [D-89](#).

rates

Interested parties must contact the Local Rating Authority (Dacorum Borough Council – 01442 228000) to confirm the Rates Payable.

anti-money laundering

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

viewing

Claire Madden

claire.madden@brasierfreeth.com

Felix Sharman

felix.sharman@brasierfreeth.com

Sara Yasir-Dhillu

sara.yasir-dhillu@brasierfreeth.com