



THE CUBE

MAYLANDS AVENUE ■ HEMEL HEMPSTEAD ■ HP2 7DF

High office content industrial building
32,420 sq ft (3,011.9 sq m)

SHAPE YOUR SPACE



TO LET/ FOR SALE

WHERE INNOVATION MEETS VERSATILITY

- OFFICES
- LAB SPACE
- WORKSHOP
- WAREHOUSE
- STORAGE
- PRODUCTION

The Cube comprises a high office content industrial building totalling 32,420 sq ft (3,011.9 sq m) GIA and arranged over lower ground, ground and first floors.

The lower ground and ground floors are fitted as electronics laboratories and production areas whilst the first floor is office accommodation including suspended ceilings with LED lighting, raised floors and air conditioning. There is a loading door at ground floor level, a goods lift serving all floors and a passenger lift from reception to the upper floors.

The building has the benefit of 103 car parking spaces which are mainly situated to the side of the building but including 20 spaces located within the decked car park to the rear.



EMBRACE EVERY ANGLE

TOTALLING 32,420 SQ FT (3,011.9 SQ M)

GROSS INTERNAL AREAS

FIRST FLOOR

12,400 SQ FT (1,152 SQ M)

OFFICES

GROUND FLOOR

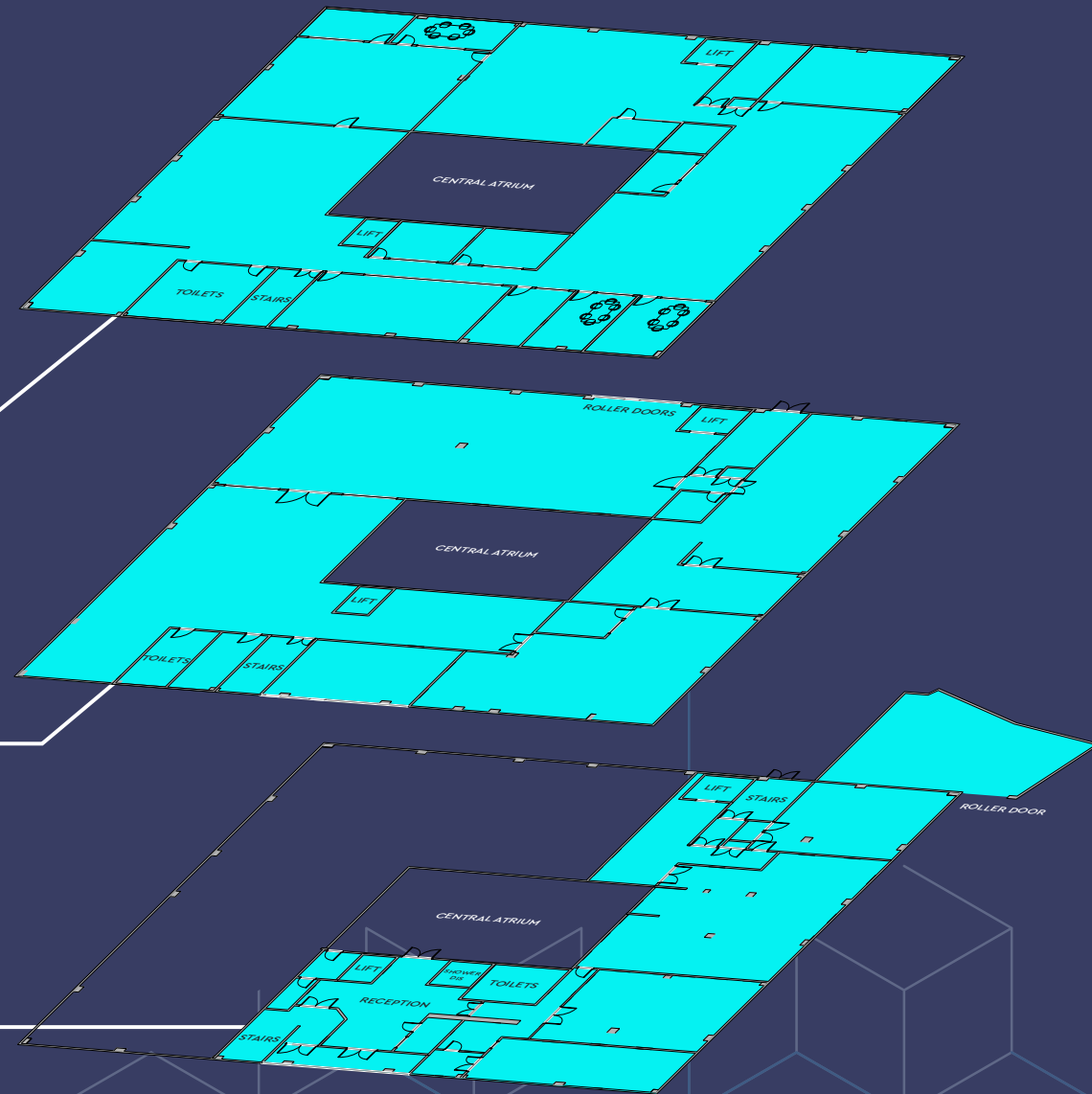
12,170 SQ FT (1,130.6 SQ M)

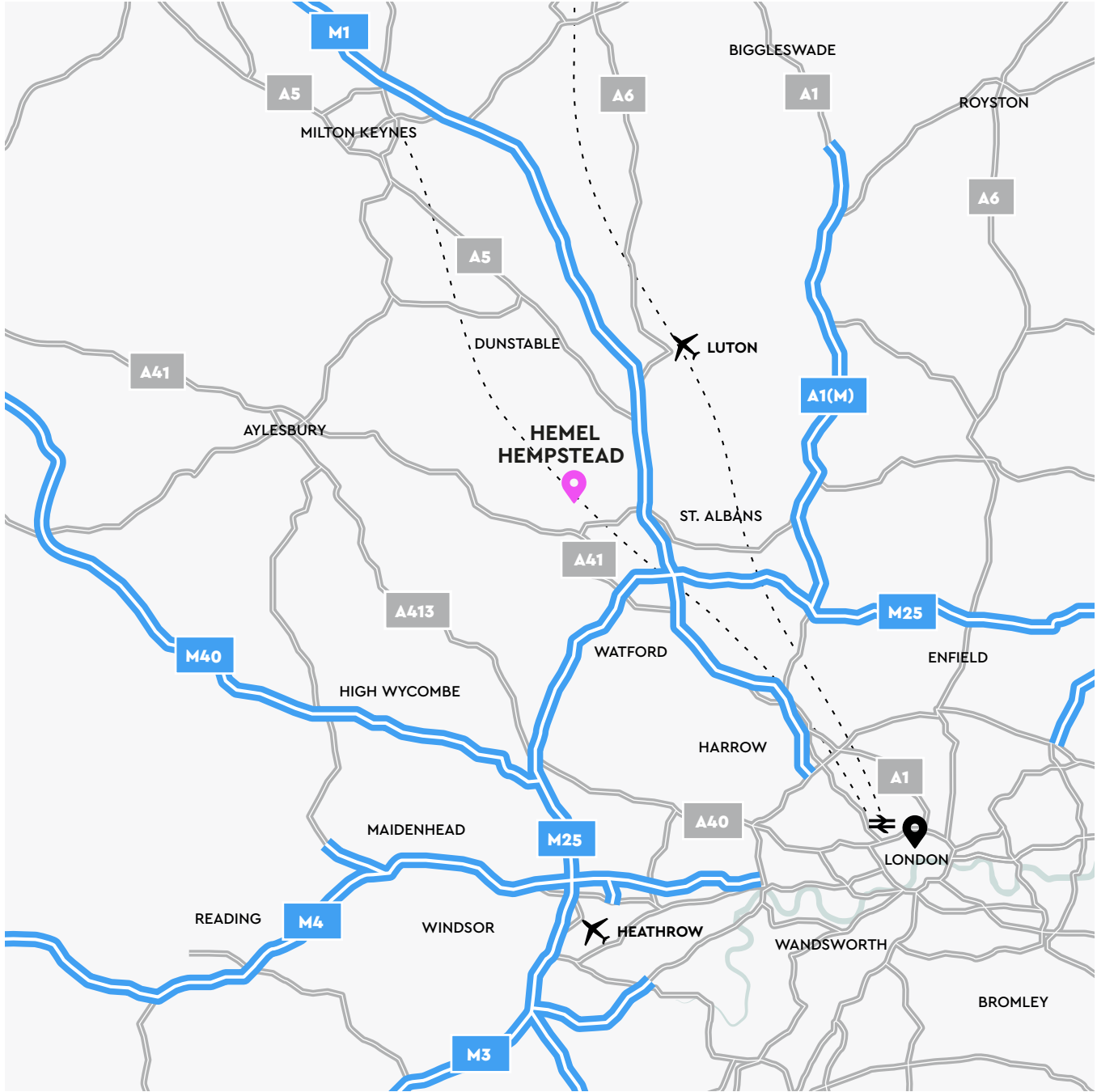
PRODUCTION / WAREHOUSE SPACE

LOWER GROUND FLOOR

7,850 SQ FT (729.3 SQ M)

OFFICES / LAB / PRODUCTION SPACE





PRIME SPACE, PERFECT PLACE

Hemel Hempstead is one of the principal commercial centres of Hertfordshire with a population in excess of 100,000 and projected to expand significantly. It is approximately 25 miles (40km) northwest of Central London and nearby towns include Watford (8 miles), Luton 10 miles and St Albans 7 miles.

The town benefits from excellent road communications being situated on Junction 8 of the M1 motorway from where the strategic junction of the M1 and M25 (Junction 21) is only 3 miles to the south.

The town is also served by the national railway network, with a fast electric service into London Euston (approx. 30 minutes). Luton Airport is approximately 12 miles away and Heathrow Airport 25 miles.

	M1 Junction 8	5 mins		London Luton	16 mins
	Hemel Hempstead Town Centre	7 mins		London Heathrow	25 mins
	M25 Junction 21a	10 mins		London Stansted	35 mins
	Hemel Hempstead Train Station	11 mins	<small>Source: Google Maps</small>		
	St Albans Train Station	15 mins			
	Watford	15 mins	SAT NAV: HP2 7DF		
	Milton Keynes	40 mins			
	Central London	44 mins			



J8

M1

A414

BREAKSPEAR WAY

HEMEL HEMPSTEAD
TOWN CENTRE &
STATION →

CORMAR
CARPET CO



AutoTrader

BOOKER

Royal Mail

selco BUILDERS
WAREHOUSE

opro

ASUS

Sir Robert
McALPINE

NTT Communications

TOOLSTATION

THE TYRE PROS

Atlas Copco



gap

SCREWFIX

MAYLANDS AVE

EASY BATHROOMS
SIMPLY LUXURIOUS

SWALLOWDALE LN

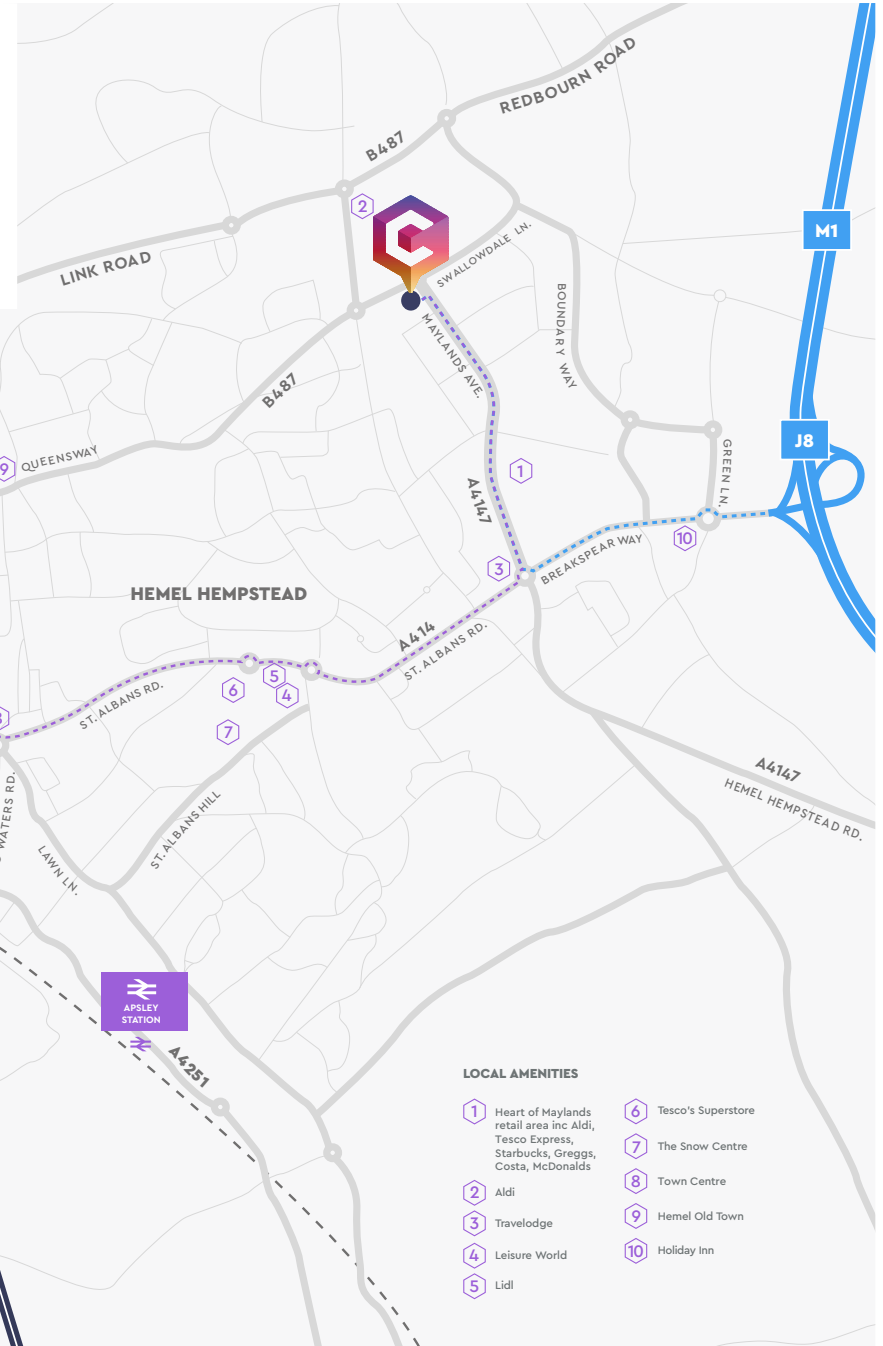
SWALLOWDALE LN

A RARE OPPORTUNITY AWAITS

A UNIQUE BUILDING ON MAYLANDS AVENUE, AVAILABLE FOR SALE OR TO LET

THE CUBE is situated at the northern end of Maylands Avenue (A4147) which is the spine road of the Maylands business area, the principal business district of Hemel Hempstead.

The building occupies a prominent position overlooking the roundabout junction of Maylands Avenue and Swallowdale Lane, in a mixed office and industrial area. Junction 8 of the M1 motorway is approximately 1.5 miles distant whilst Hemel Hempstead town centre is 2 miles away and Hemel Hempstead station 3 miles away.



- LOCAL AMENITIES**
- 1 Heart of Maylands retail area inc Aldi, Tesco Express, Starbucks, Greggs, Costa, McDonalds
 - 2 Aldi
 - 3 Travelodge
 - 4 Leisure World
 - 5 Lidl
 - 6 Tesco's Superstore
 - 7 The Snow Centre
 - 8 Town Centre
 - 9 Hemel Old Town
 - 10 Holiday Inn



THE CUBE

TENURE

The property is available on a new lease on terms to be agreed. Alternatively, the freehold is available with vacant possession from January 2025.

20 car spaces under the decked car park are held on a separate long leasehold interest.

SERVICE CHARGE

A service charge will be levied to cover maintenance of shared areas and reimbursement of shared services.

RATES

The rateable value effective 1st April 2023 is £370,000. For rates payable and further information please contact Dacorum Borough Council www.dacorum.gov.uk

EPC

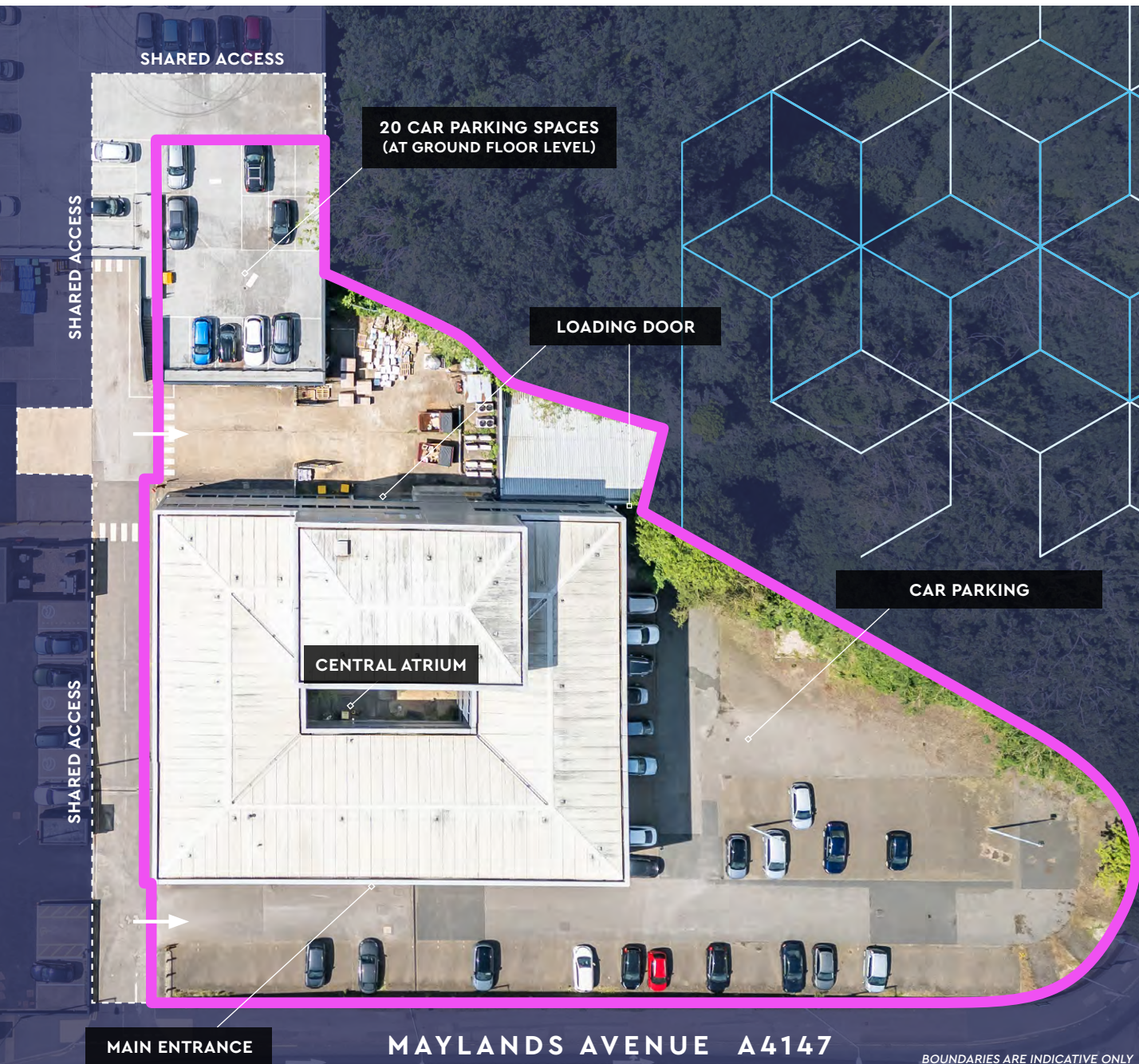
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ANTI-MONEY LAUNDERING

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.







THE CUBE

FURTHER INFORMATION

For further information or arrangements to view the property please contact:

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