
PEOPLEBUILDING

MAYLANDS AVENUE, HEMEL HEMPSTEAD HP2 4NW

HIGH QUALITY OFFICES TO LET

5,000 - 70,000 SQ FT

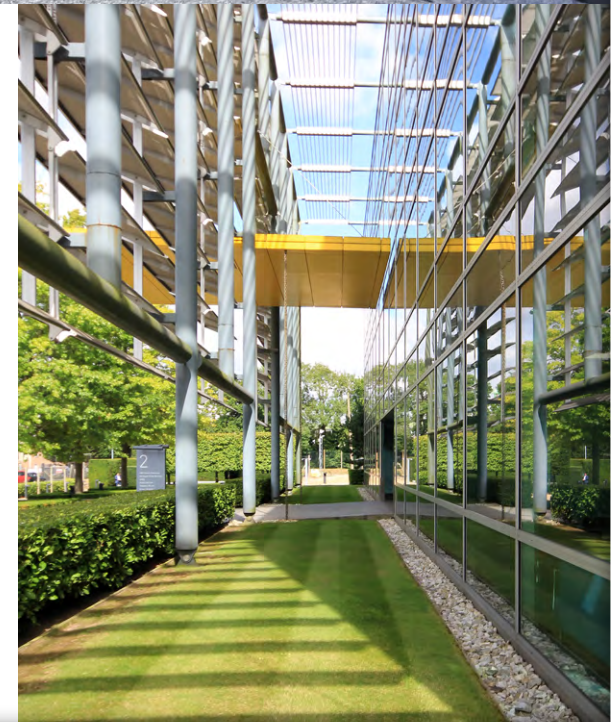


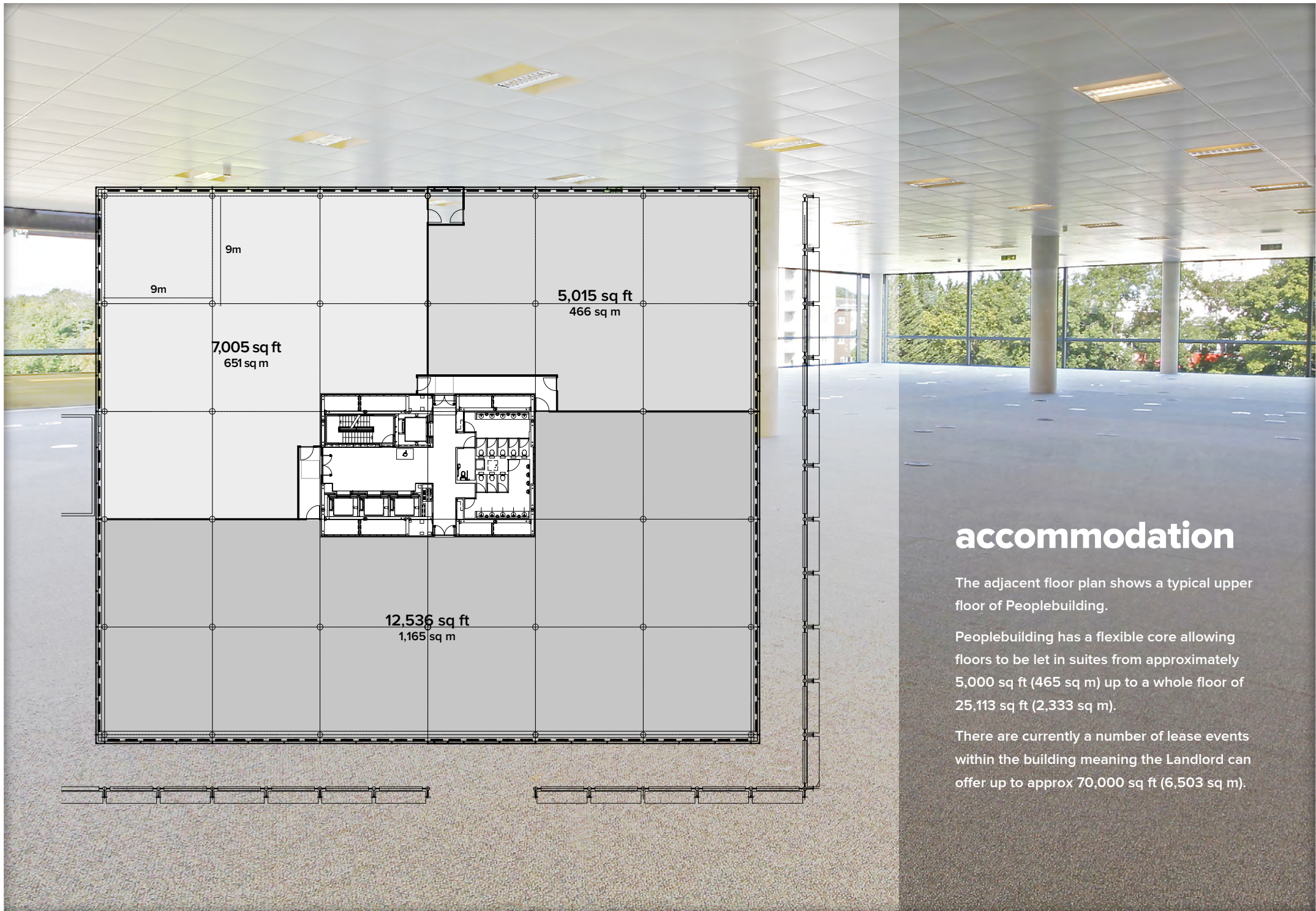
PEOPLEBUILDING

description

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

- AIR CONDITIONING
- RAISED FLOOR SYSTEM
- HIGH QUALITY COMMON AREAS
- 3M FLOOR TO CEILING HEIGHT
- FULLY GLAZED ELEVATIONS
- 24 HOUR SECURITY
- MANNED RECEPTION
- ON-SITE PARKING 1:309 SQ FT
- PEAK TIME SHUTTLE BUS TO TOWN CENTRE & STATION
- LARGE HEALTH CLUB AND RESTAURANT ADJACENT



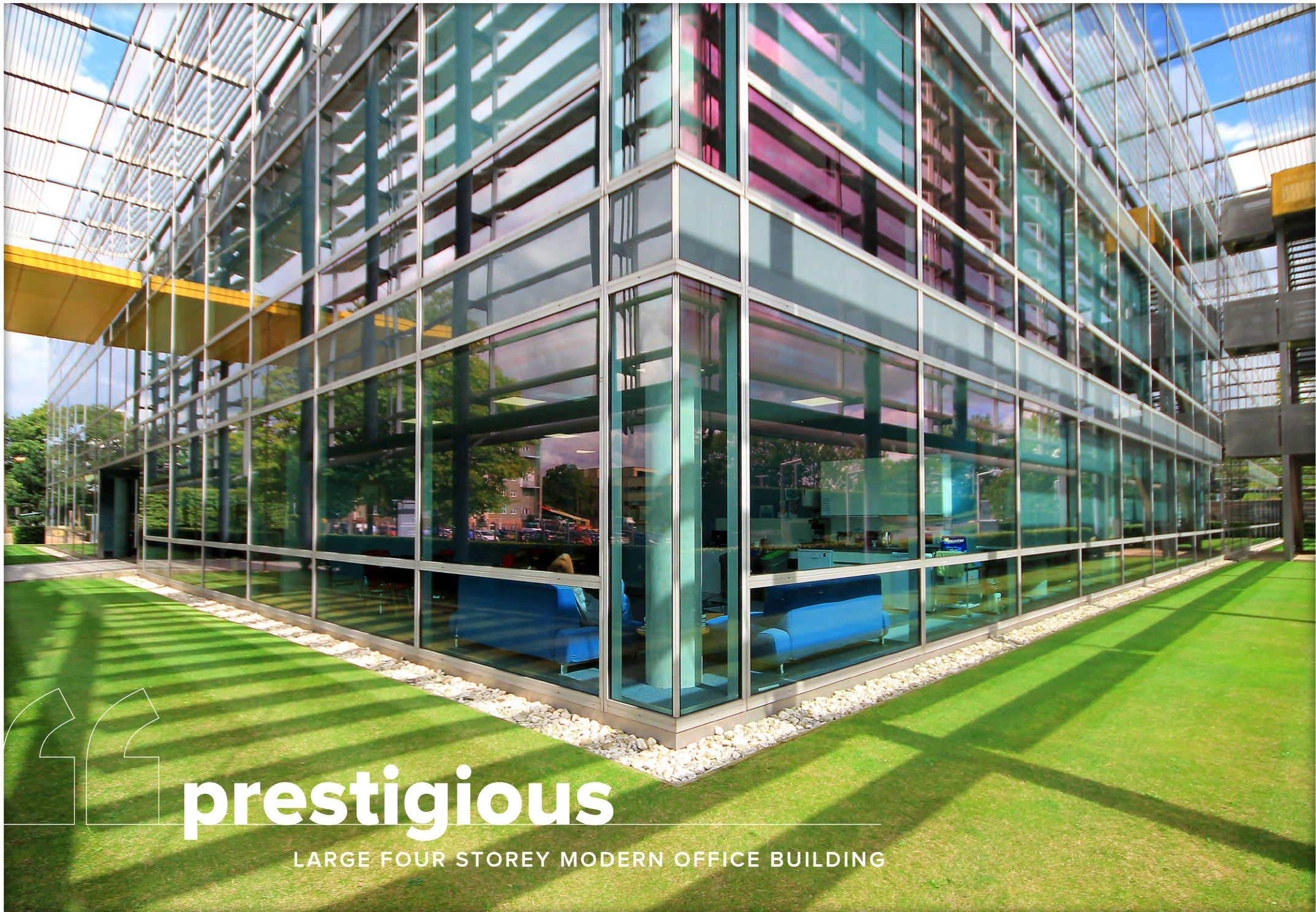


accommodation

The adjacent floor plan shows a typical upper floor of Peoplebuilding.

Peoplebuilding has a flexible core allowing floors to be let in suites from approximately 5,000 sq ft (465 sq m) up to a whole floor of 25,113 sq ft (2,333 sq m).

There are currently a number of lease events within the building meaning the Landlord can offer up to approx 70,000 sq ft (6,503 sq m).



prestigious

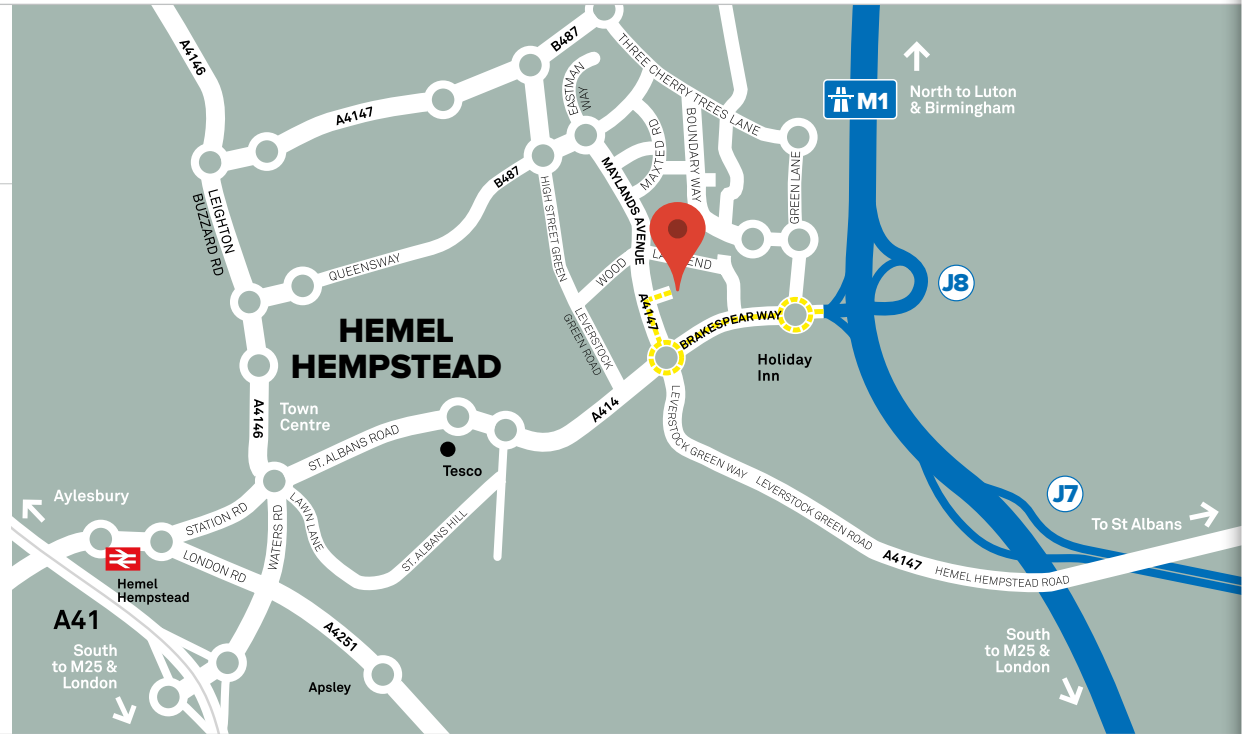
LARGE FOUR STOREY MODERN OFFICE BUILDING

location

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.



travel distances

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

rail

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

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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

To be confirmed.

rates

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

viewing

Rob Pearson / Tom Mellows

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