

HEMEL ONE

BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU

HIGH QUALITY OFFICE SUITES FROM 1,500 TO 23,208 SQ FT
WITH A TOTAL OF 51,070 SQ FT AVAILABLE TO LET



THE ONE



AN IMPRESSIVE FOUR STOREY OFFICE BUILDING WHICH HAS BEEN EXTENSIVELY REFURBISHED WITH A NEW ON-SITE CAFE.

The building provides a total of 96,000 sq ft of high quality refurbished air-conditioned office accommodation with a newly refurbished 118 seat on-site café/restaurant with a sun terrace offering a full breakfast and lunch service.

There are a variety of suites available from 1,500 to 23,208 sq ft with a total of 51,070 sq ft available to let. The building has an excellent car parking ratio and has already attracted major occupiers including Kodak, KCOM, Loriga, City Transport, NHS and Wipro.





→ NEW 118 SEAT CAFE / RESTAURANT

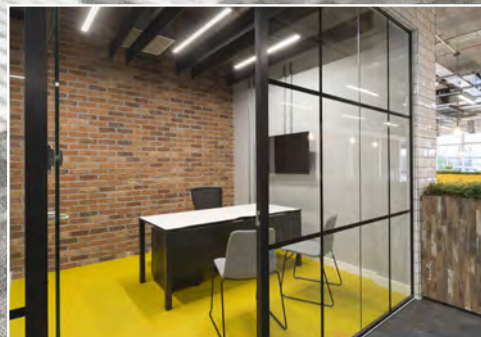
→ SUN TERRACE

→ BREAKOUT AREAS



AT ONE

**FLEXIBLE OFFICE SOLUTIONS WITH SUITES
AVAILABLE FROM 1,500 TO 23,208 SQ FT.**



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AMENITIES

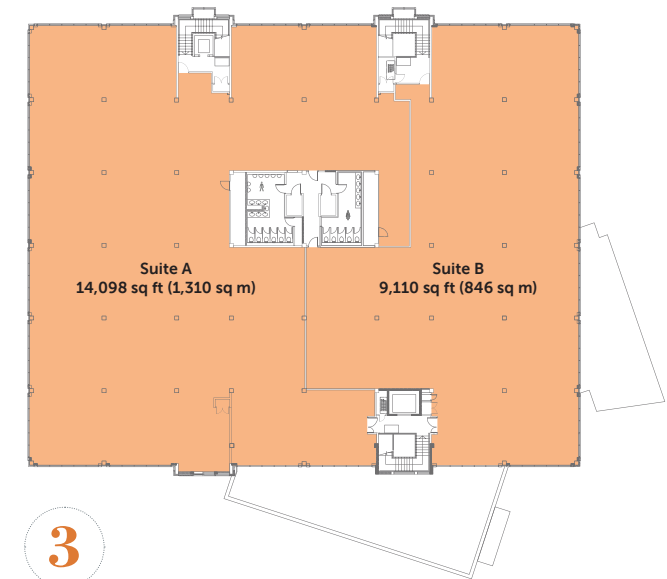
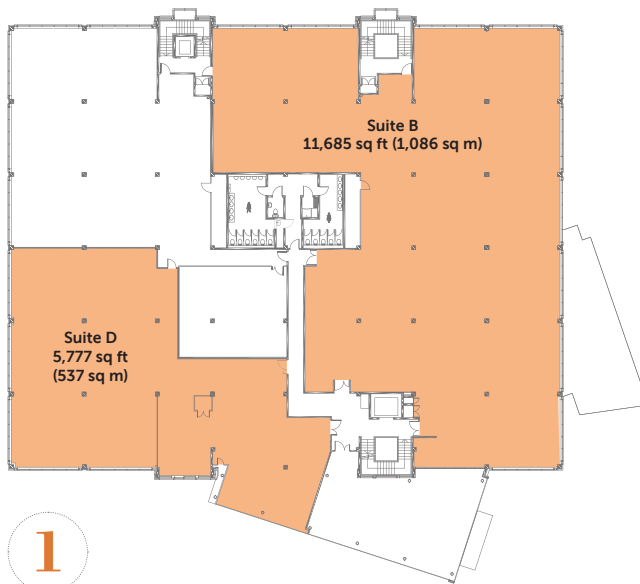
- Refurbished reception with new desk and branding throughout
- Air-conditioning
- Full access raised floors
- New carpets
- Refurbished WCs and showers on each floor
- New ceilings with LED lighting on motion sensors
- New on-site café/restaurant
- High speed fibre connectivity
- 24/7 security/access
- UPS power supply
- Excellent car parking

ACCOMMODATION

Suite (IPMS3 Measurements)	sq ft	sq m
First floor Suite B	11,685	1,086
First floor Suite D	5,777	537
Second floor Suite A	10,400	966
Third floor Suite A	14,098	1,310
Third floor Suite B	9,110	846
Total	51,070	4,745

EPC

The property has an EPC Rating of D(88).



WELL POSITIONED

**HEMEL ONE IS IDEALLY LOCATED
CLOSE TO A MIX OF LEISURE, RETAIL
& HOTEL FACILITIES.**

Jarman Square leisure complex is Hemel Hempstead's number one leisure destination and is only 5 minutes from Hemel One. It includes a multiplex cinema, 7 restaurants, ice rink, gym and kids play centre. Adjacent to this complex is The Snow Centre, London's closest indoor 160m ski slope, with a Slope Bar, Alpine bar and restaurant.

For the ultimate fitness and wellbeing experience, Nuffield Health with its modern gym, swimming pool, fitness classes, creche and café, are only 3 minutes away as well as Travelodge and Holiday Inn hotels.

In the immediate area and only 2 minutes away is Maylands Plaza, a new residential and retail development which is now home to Tesco, Starbucks and Greggs.

Adjacent to Hemel One is One Stop Doctors, a new state-of-the-art Outpatient Clinic offering an extensive range of outpatient services.

2

minutes

to the retail facilities
at the new
Maylands Plaza



3

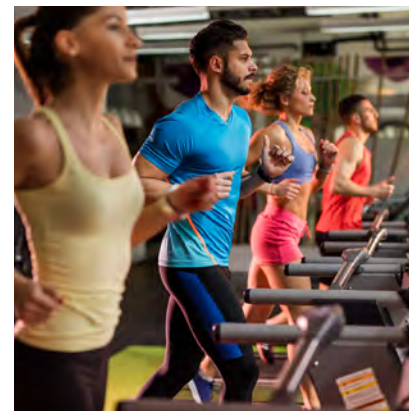
minutes

to the Nuffield Health
Fitness and
Wellbeing Gym



7

restaurants,
a cinema, ice rink &
kids play area at
Jarman Square



6

minutes

to The Snow Centre,
Hemel Hempstead's
160m indoor
ski slope



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hemelone.com



Trevor Church

Email: trevor.church@brasierfreeth.com
Ddi: 01442 298808

Paul Smith

Email: paulsmith@brayfoxsmith.com
Ddi: 020 7629 5572

bf.
brasier freeth
01442 263033
brasierfreeth.com

**bray
fox
smith**
brayfoxsmith.com
020 7629 5456