

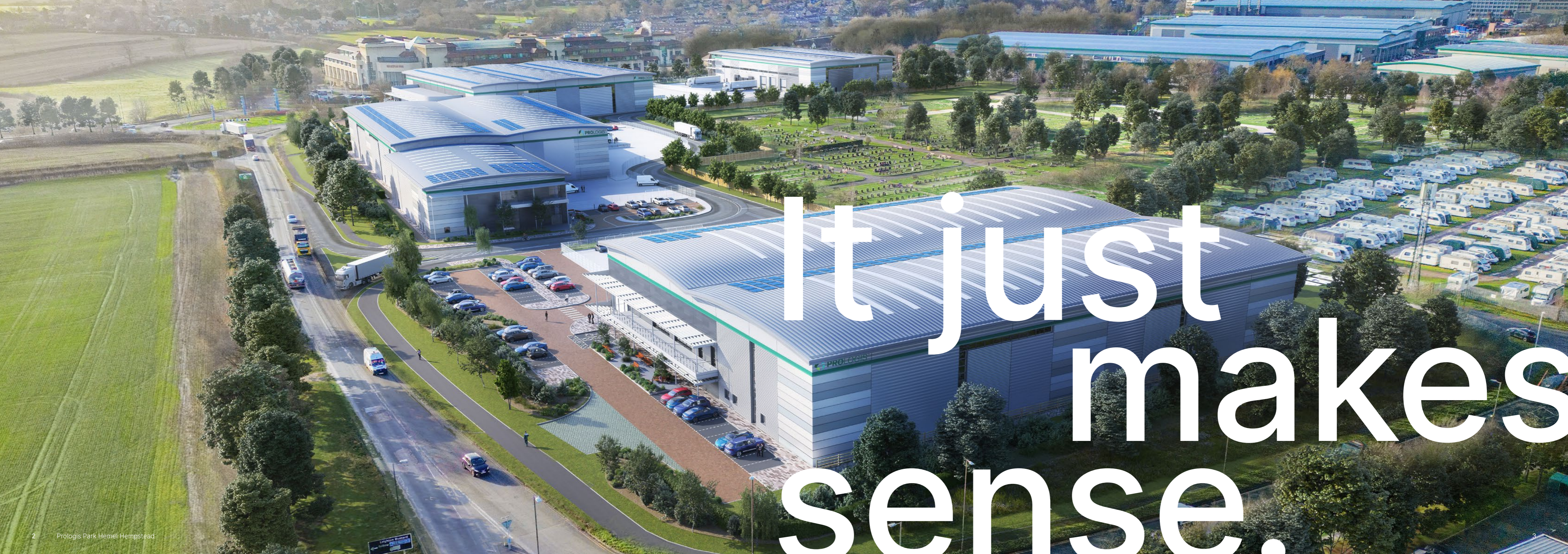
PROLOGIS PARK  
**H**MEL  
**H**MPSTEAD

///ears.frost.plenty

Industrial & logistics opportunities  
5 units from 20,500 – 75,000 sq ft

Available Q1 2025

# Prologis Park Hemel Hempstead.



It just makes sense.

# Five new units available.

With five new units ranging between 20,500 and 75,000 sq ft available Q1 2025 – this provides an excellent opportunity for businesses to be situated in a prime, last mile location to serve London and the South East.

All of the spaces have been designed with customer needs and sustainability in mind and will feature unique brise soleil cladding. In line with Prologis UK's sustainability commitments, the units will all include a rooftop solar array, target an EPC A+ and BREEAM Outstanding rating, as well as being net zero carbon in construction.



**DC8**  
52,452 sq ft

**DC9**  
74,941 sq ft

**DC10**  
65,077 sq ft

**DC12**  
60,073 sq ft

**DC11**  
20,547 sq ft



## Flexible space

Five units ranging from 20,500 – 75,000 sq ft.



## Delivery

Construction on site with anticipated delivery Q1 2025.



## Fast connections

Less than 0.5 miles to the M1 J8 with direct access to the M25 J21, London and the South East.



## Labour support

537,158 economically active people live within a 30 minute catchment.



## Net zero build

All units will be Net Zero Carbon in Construction and Operation, helping you in your net zero journey.



## Local amenities

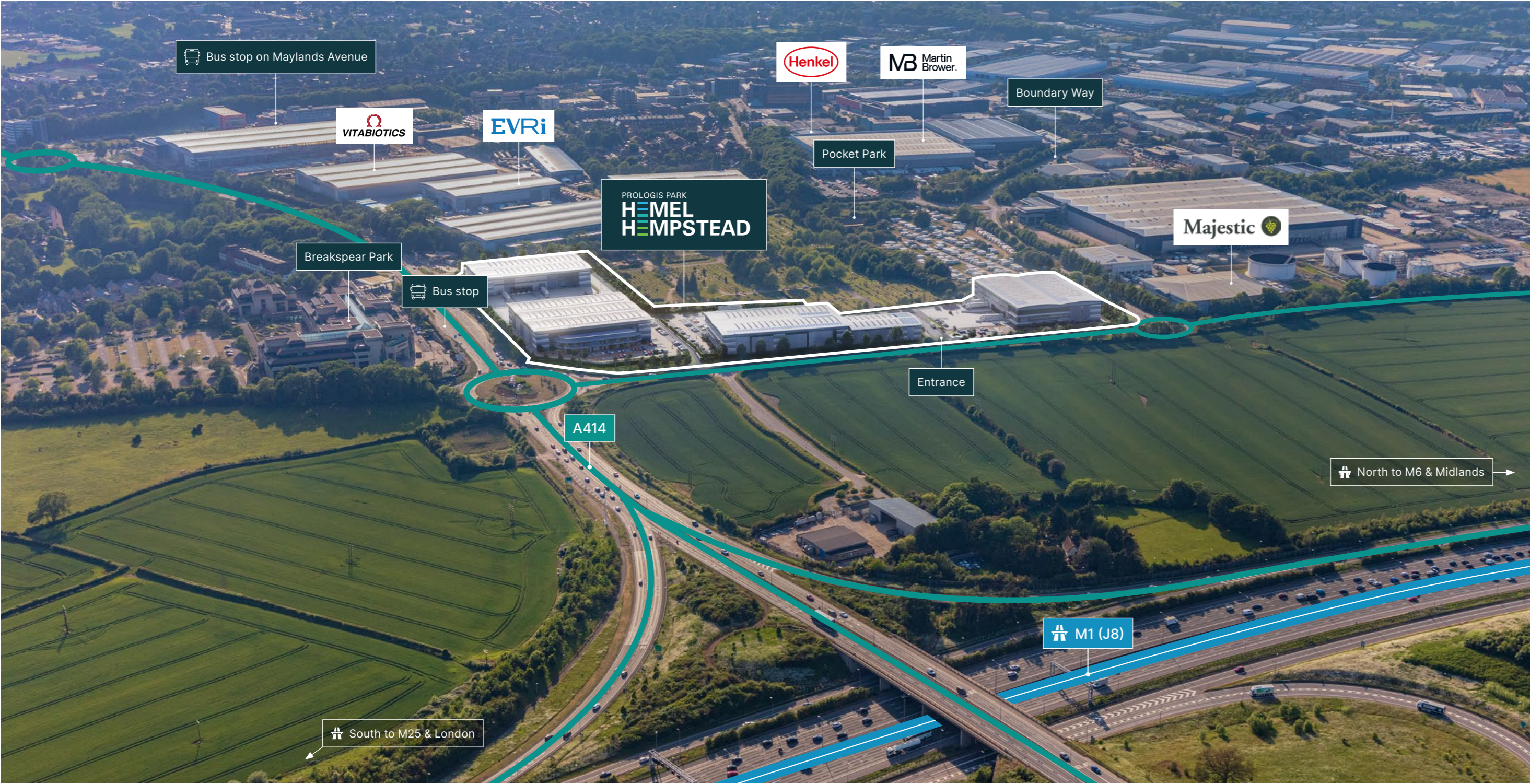
An array of outlets nearby to suit all employees' needs.



**Gillian Scarth**  
Director, Capital  
Deployment & Leasing

“If your business wants a prime location to service London and surrounding areas, though at a much more favourable cost, then Prologis Park Hemel Hempstead is the solution for you.”

“The Park will be an attractive space to support your employees, putting their wellbeing at the forefront. With a range of unit sizes available that are both flexible and secure, the sustainable spaces are designed and built with quality in mind to help you lower energy uses and reduce running costs.”



**Take your place beside recognised brands at Prologis Park Hemel Hempstead.**

Prologis Park Hemel Hempstead is a prominent and well-established industrial logistics park, starting its third phase of development. Its strategic location adjacent to the M1 junction 8 grants unparalleled accessibility and visibility.

The park's level of establishment is reflected in its satisfied existing customer base. Being in close proximity to a large range of local amenities and welfare further enhances the park's appeal, creating a perfect environment for both business and employees to thrive.

Prologis UK and Dacorum Borough Council have worked closely over recent years to deliver large-scale and complex logistics property developments to the area. Prologis Park Hemel Hempstead has played an important role in supporting logistics and supply chain operations in the South East.

The start onsite for this third phase of development at the park forms part of a drive to deliver long-term, high-quality infrastructure, in line with the Think Hemel initiative; an enterprise to promote and drive investment for the town.

**M1. M25.  
In moments.**

# Range, choice and flex.

	Warehouse	Ground & first floor office	Mezzanine (storage)	Total
DC8	38,900 sq ft (3,614 sq m)	5,307 sq ft (493 sq m)	8,245 sq ft (766 sq m)	52,452 sq ft (4,873 sq m)
DC9	61,130 sq ft (5,679 sq m)	13,811 sq ft (1,283 sq m)	–	74,941 sq ft (6,962 sq m)
DC10	48,825 sq ft (4,536 sq m)	6,199 sq ft (576 sq m)	10,053 sq ft (934 sq m)	65,077 sq ft (6,046 sq m)
DC11	13,777 sq ft (1,280 sq m)	2,906 sq ft (270 sq m)	3,864 sq ft (359 sq m)	20,547 sq ft (1,909 sq m)
DC12	54,562 sq ft (5,069 sq m)	5,511 sq ft (512 sq m)	–	60,073 sq ft (5,581 sq m)

All unit sizes are displayed in GEA. For more detailed information see the Tech Pack.



All buildings at Hemel Hempstead are being constructed with the future in mind, ensuring that unnecessary energy usage is avoided.



Net zero in construction and operation



Target BREEAM Outstanding



Target EPC A+



PV solar array



Cycle provision



EV charging

# Net zero in its DNA.

# Self-sufficient space.



	Clear height	Yard depth	Dock doors	Level access doors	Car parking spaces	PV solar array
DC8	12.5m	35m	4	3	70	114 kWp generating 107,000 kWh per annum
DC9	12.5m	40m	7	2	92	242 kWp generating 228,000 kWh per annum
DC10	12.5m	39m	4	3	75	139 kWp generating 130,000 kWh per annum
DC11	10m	35m	-	3	29	52 kWp generating 49,000 kWh per annum
DC12	12.5m	50m	7	2	76	125 kWp generating 118,000 kWh per annum

All unit sizes are displayed in GEA. For more detailed information see the Technical Pack.





# It's all within touching distance.



**Perfect location**  
Strategically located to best serve the South East and London.



**Under 0.5 miles**  
To M1 J8, with direct access to the M25 J21, London and the South East.



**26 minutes**  
On the train from Hemel Hempstead to London Euston.

With immediate access to the M25 and less than a half a mile to J8 on the M1, goods will be in and out quicker than you could imagine.

Airports	miles	mins
Luton	11	14
Heathrow	26	26
Stansted	45	45
Gatwick	63	60

Road	miles	mins
M1 J8	<1	3
M1/M25 Interchange	4	8
M40 J1a	19	20
M4 J4b	24	24
Central London	26	70
M11 J6	28	28
M1/M6 Interchange	60	60

Ports	miles	mins
Tilbury	51	55
London Gateway	54	55
Southampton	92	90
Felixstowe	101	100

Drive times based on journey times by car.  
Source: Google Maps

# Built with quality in mind.

## A market leader in industrial logistics property.

As high-specification builds become more commonplace within modern distribution centres, pushing the boundaries in terms of customer-centric design is becoming more important than ever before.

In a bid to continually push for the highest construction standards, Prologis are driving innovation that truly exemplify sustainable development methods and processes. Focusing on enhanced design aesthetics as well as functionality has led to space-making details becoming our norm.

This focus elevates our warehouses from spaces that are purely used for work, to ones that can be enjoyed by employees too.

Incorporating the specific needs of our customers, from requests such as far more natural light and restroom facilities, with market leading net zero construction methods, means our buildings have set a new standard in the industrial and logistics sector.

Mezzanine CGI



Brise Soleil / solar screening



Cycle storage



EV car & cycle charging



Rainwater harvesting



### Mezzanine

Mezzanines within DC8, 10 and 11 will provide your business with maximum flexibility and potential to grow. With direct access to the offices, the space can be used however you need – whether it's providing extra warehouse space, increasing the office size or adding an additional function area.



### Brise Soleil / solar screening

Brise Soleil / solar screening to office elevations to reduce solar gain and improve thermal comfort.



### All electric building

All electric building allows for zero carbon operation.



### EV car & cycle charging

20% of parking spaces at each unit come with EV charging installed. All other parking spaces have passive provision for EV charging.



### Rainwater harvesting

Helping to reduce the use of non-potable mains water, recycling natural rainwater.



### Energy monitoring platform

An energy monitoring platform is to be implemented. This will allow users to minimise energy wastage, to verify site energy performance and to simplify energy and sustainability reporting.



# All about the people.

## People-centric warehouse design.

We know employees are the key to any business and deserve the best spaces and places in which to work. A place that reflects a company's brand values and helps build a sense of community, prioritising the health and wellbeing of the people that work within it.

Our workplace can have a significant impact on our physical and mental health, which is why Prologis prioritise the health and wellbeing of our customer's employees when considering building characteristics, sustainable features

and on-site amenities, with the aim to create a safe, comfortable and supportive environment – internally, externally and park-wide.

That's why Prologis Parks and warehouses are designed to make the every day enjoyable by providing brilliant basics and considering the health and wellbeing of the people working within the warehouse environment at all times, but also the health and wellbeing of our planet and the wider impact that has on people.



Terrace CGI



Outdoor amenity space



15% roof lighting



Cycle repair shop



Walking trails and cycleways



Dedicated destination spaces



### Terraces

The addition of terraces provides employees with immediate access to fresh air and a usable outdoor and event space, without leaving the workplace.



### Outdoor amenity space

Dedicated outdoor space enhances wellbeing and creates a sense of community, encouraging people to interact with colleagues.



### 15% roof lighting

Additional roof lighting will not only cut costs by reducing the need for artificial lighting, it also provides uniform daylight, which is proven to reduce eye strain, improving wellbeing and positivity.



### Cycle repair shop

All units have cycle shelters and a repair station for employees to maintain their bicycles to help save time and money, but also encouraging the use of greener transport.



### Walking trails and cycle ways

Connectivity throughout site which links to nearby shops, amenities, bus stops and a pocket park.



### Dedicated destination spaces

Office kitchenettes facilitate quick and easy access for employees to collaborate and innovate.

# All the perks on your doorstep.

**We know employees are the key to any business and deserve the best spaces and places in which to work.**

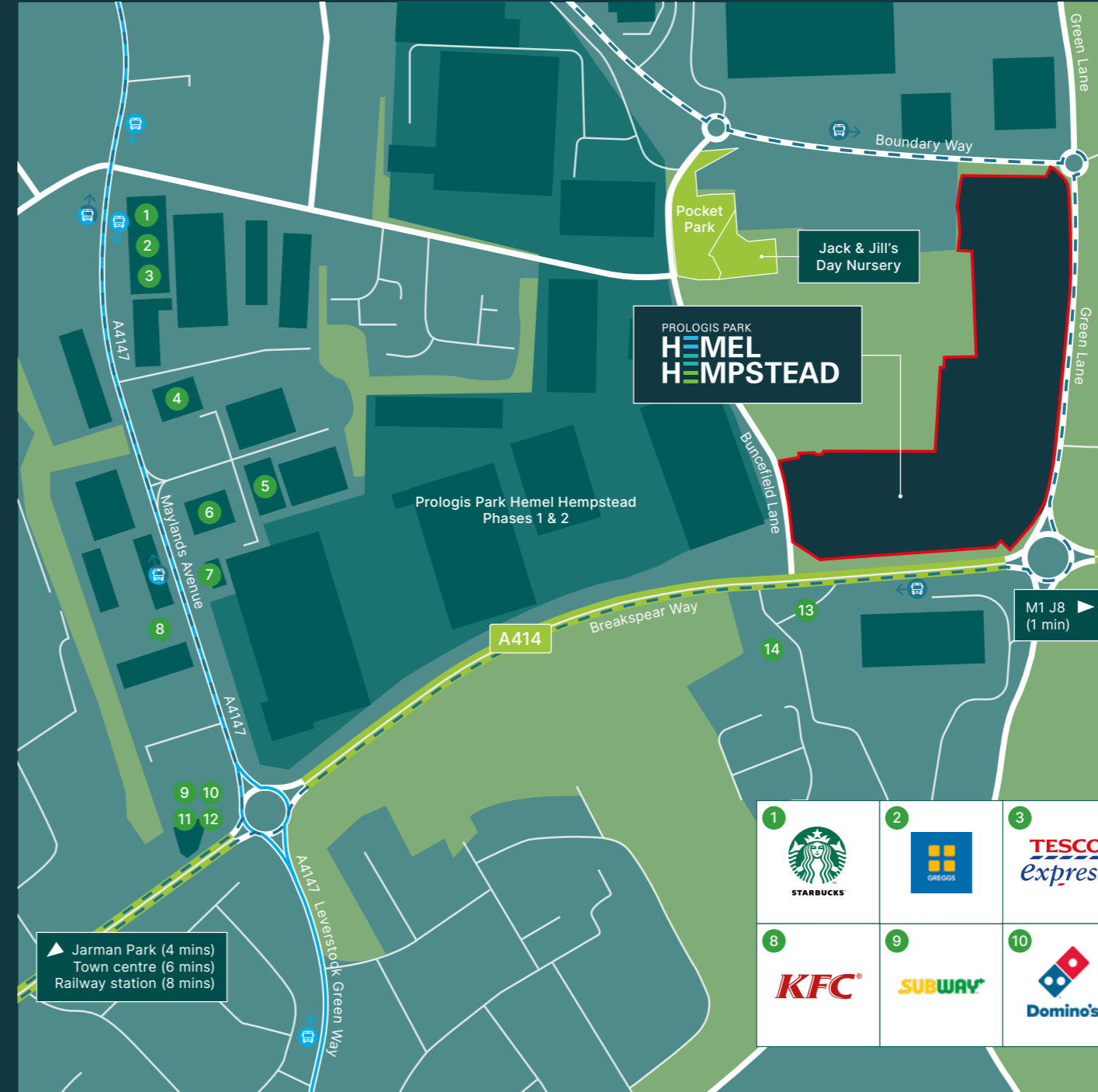
At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™. Every unit is built with an amenity area in place where park employees are able to enjoy time outdoors.

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.



**Milena Blair**  
Real Estate & Customer  
Experience Manager

"I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network."



**Prologis Park Hemel Hempstead is located in an area that has access to many great amenities.**

These bring a wealth of food and leisure facilities to your doorstep. A supermarket, gym and multiple food and drink options are all within an easy walk. A range of retail options are within a short car ride or direct by bus.

**Bus services**

- Route ML1  
Hemel Hempstead – Chaulden
- Route 20  
Hemel Hempstead – Holywell Estate

**Drive times**

- Jarman Park  
4 minutes
- Town centre  
6 minutes
- Railway station  
8 minutes

1 STARBUCKS	2 GREGGS	3 TESCO Express	4 ALDI	5 Nuffield Health	6 McDonald's	7 COSTA COFFEE
8 KFC	9 SUBWAY	10 Domino's	11 TOBY CARVERY	12 Travelodge	13 bp M&S EST. 1984	14 Holiday Inn

# Zero. Always.

All buildings at Hemel Hempstead are being constructed with the future in mind, ensuring that unnecessary energy usage is avoided.

## A+

To add to the sustainable provision, solar PV is installed as standard on all units to ensure an EPC rating of A+.

## 0







Every unit will be 'Net Zero Carbon - Construction' when considered against the UKGBC Framework for Net Zero Carbon Buildings.

## 100%

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

## £7m

Once complete, the new units will support the delivery of an additional £7 million of social value to the local area.

<p>Net Zero in construction and operation</p> 	<p>Target BREEAM Outstanding</p> 
<p>Target EPC A+</p> 	<p>Solar array</p> 
<p>Cycle provision</p> 	<p>EV charging</p> 

## COOL EARTH

To make a real difference and ensure we play our part in reducing carbon emissions for the long-term, we mitigate five times the unavoidable embodied carbon emissions in our buildings. We do this by working with Cool Earth, a charity that works with local people to halt deforestation and climate change.

This scheme will protect 193 acres of rainforest, which is equal to over 18 times the size of Wembley Stadium.

**18,087**  
ACRES OF RAINFOREST  
PROLOGIS UK HAS  
PROTECTED TO DATE

# Essentially, Essential.

For easy set up and smooth operations.

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.



## MEET YOUR ESSENTIALS SOLUTIONS MANAGER



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock – Essentials Solutions Manager



### Operations

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

# Minimal energy. Maximum impact.

A solar array will be installed as standard for every unit to ensure it reaches an EPC A+ rating.

This means that the unit will use minimal energy to operate, resulting in reduced energy costs and a smaller carbon footprint. This will make each unit Net Zero Carbon in Operation for Regulated Energy. Each array can be extended in size through Prologis Essentials to further reduce Unregulated Operational Energy requirements.



# A partnership that just makes sense.

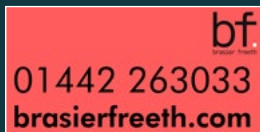
## About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit [prologis.co.uk](http://prologis.co.uk)



Sat Nav: HP2 7GY // [ears.frost.plenty](http://ears.frost.plenty)

[prologis.co.uk/hemel](http://prologis.co.uk/hemel)



**Claire Madden**  
claire.madden@brasierfreeth.com

**Tim Howlings**  
tim.howlings@brasierfreeth.com



**Hannah Stainforth**  
hannah.stainforth@cbre.com

**Anna Worboys**  
anna.worboys@cbre.com

**Joe Aherne**  
joseph.aherne@cbre.com



**Steve Williams**  
swilliams@adroitrealestate.co.uk

**Lloyd Spencer**  
lspencer@adroitrealestate.co.uk

Conditions under which particulars are issued: Brasier Freeth, CBRE and Adroit Real Estate Advisors for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Brasier Freeth, CBRE or Adroit Real Estate Advisors has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. March 2024

