HIGH QUALITY OFFICE SUITES FROM 1,500 TO 23,208 SQ FT
WITH A TOTAL OF 51,070 SQ FT AVAILABLE TO LET
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, Lorica, City Transport, NHS and Wipro.
→ NEW 118 SEAT CAFE / RESTAURANT
→ SUN TERRACE
→ BREAKOUT AREAS
FLEXIBLE OFFICE SOLUTIONS WITH SUITES AVAILABLE FROM 1,500 TO 23,208 SQ FT.
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

<table>
<thead>
<tr>
<th>Suite (IPMS3 Measurements)</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>First floor Suite B</td>
<td>11,685</td>
<td>1,086</td>
</tr>
<tr>
<td>First floor Suite D (Under offer)</td>
<td>5,777</td>
<td>537</td>
</tr>
<tr>
<td>Second floor Suite A</td>
<td>10,400</td>
<td>966</td>
</tr>
<tr>
<td>Third floor Suite A</td>
<td>14,098</td>
<td>1,310</td>
</tr>
<tr>
<td>Third floor Suite B</td>
<td>9,110</td>
<td>846</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>51,070</td>
<td>4,745</td>
</tr>
</tbody>
</table>

EPC
The property has an EPC Rating of D(88).
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.
Hemel One is located 25 miles north west of London within 12 miles of Luton airport and 25 miles of Heathrow airport, providing excellent access for global occupiers. Hemel One is situated only a 2 minutes drive from Junction 8 of the M1, providing easy and quick access to the motorway network including the M25, which is less than 4 miles away. With Hemel Hempstead mainline station only 3.7 miles away, travel by rail is easily accessible with a fastest journey time to London Euston only 26 minutes.

**BY ROAD**

- M1 Hemel Hempstead Station: 3.7 miles
- M25: 4 miles
- St Albans: 6.2 miles
- Watford: 10 miles
- Welwyn Garden City: 14 miles
- Central London: 27 miles
- Milton Keynes: 31 miles

**BY RAIL**

- Watford Junction: 11 minutes
- Wembley Central: 22 minutes
- London Euston: 26 minutes
- Milton Keynes: 29 minutes
- Shepherd’s Bush: 35 minutes
- Kensington Olympia: 37 minutes
- Clapham Junction: 47 minutes
- Northampton: 49 minutes
- Birmingham: 86 minutes

**LONDON’S AIRPORTS**

- Luton Airport: 12 miles
- Heathrow Airport: 25 miles
- Stansted Airport: 45 miles
- Gatwick Airport: 65 miles

*All travel times & distances are approximate.*