

# 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, Loricca, City Transport, NHS and Wipro.

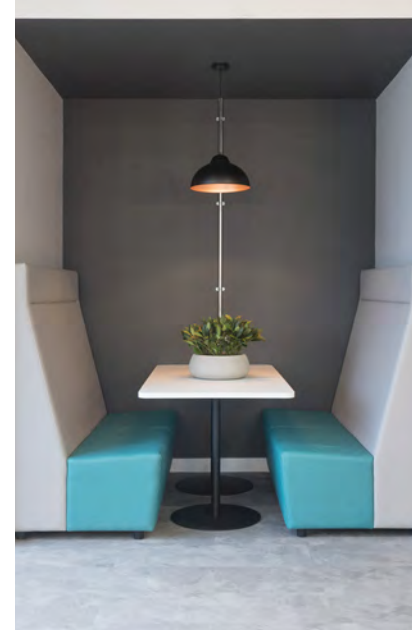




→ **NEW 118 SEAT CAFE / RESTAURANT**

→ **SUN TERRACE**

→ **BREAKOUT AREAS**



# AT ONE

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





## AMENITIES

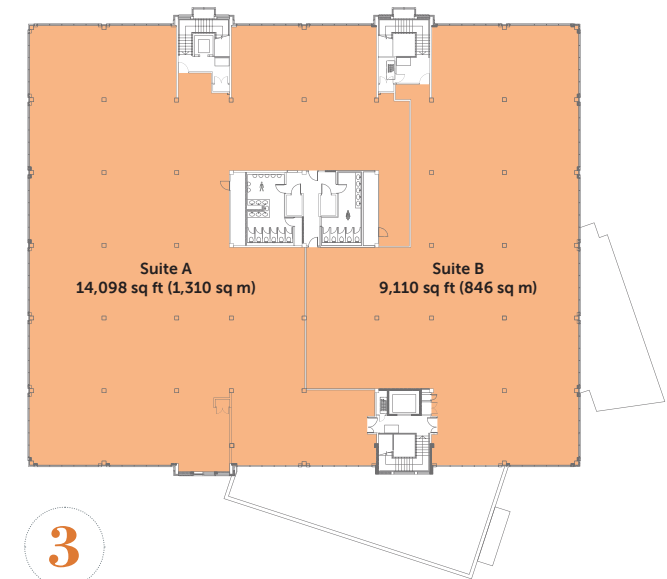
- Refurbished reception with new desk and branding throughout
- Air-conditioning
- Full access raised floors
- New carpets
- Refurbished WCs and showers on each floor
- New ceilings with LED lighting on motion sensors
- New on-site café/restaurant
- High speed fibre connectivity
- 24/7 security/access
- 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 (Under offer)	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
<b>Total</b>	<b>51,070</b>	<b>4,745</b>

## 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**

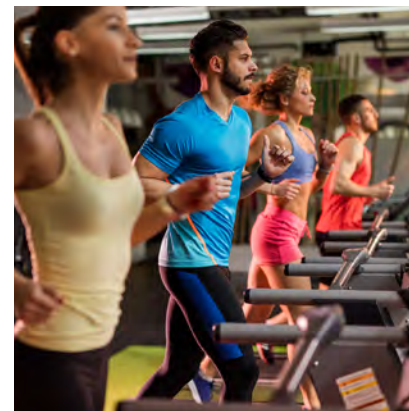
**minutes**

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



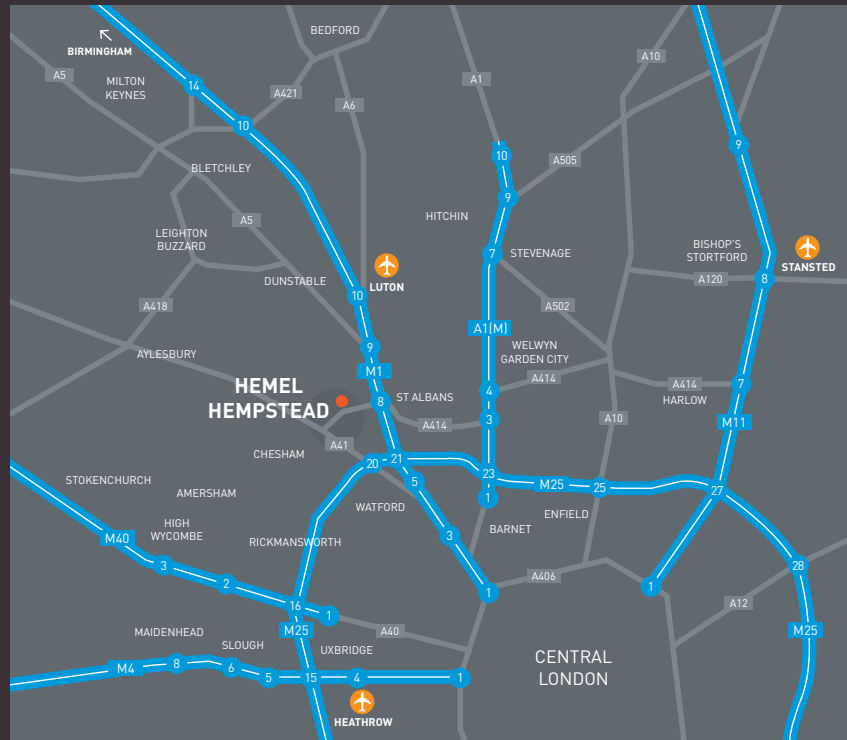
**1 MILE FROM  
JUNCTION 8  
OF THE M1**

**12 MILES FROM  
LONDON LUTON  
AIRPORT**

**26 MINUTES  
TO LONDON  
EUSTON**

# CONNECTING THE MODERN BUSINESS NATIONALLY & INTERNATIONALLY.

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	1 mile
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.

# HEMEL ONE

BOUNDARY WAY, HEMEL HEMPSTEAD, HP2 7YU

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