





2 level access doors



6 dock level doors



35m yard



BREEAM Very Good



80 car spaces







## Strategically located for all your needs...



## Accommodation

Unit	DC5	DC6
Warehouse	36,122 sq ft (3,356 sq n	n) 31,075 sq ft (2,887 sq m)
1st Floor Offices	3,356 sq ft (359 sq m)	3,254 sq ft (308 sq m)
Total	39,985 sq ft (3,715 sq m	34,329 sq ft (3,189 sq m)

## **Contact details**

## **Gillian Scarth**

gscarth@prologis.com 07971 973 748

prologis.co.uk/hemel



Conditions under which particulars are issued: Brasier Freeth, CBRE and Adroit Real Estate Advisors for themselves and for the vendors 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. November 2024