

Maylands Avenue

Hemel Hempstead | HP2 4SQ

M1

M1

J8

M1

LONDON M25 - 6 MILES →

← LUTON - 10 MILES

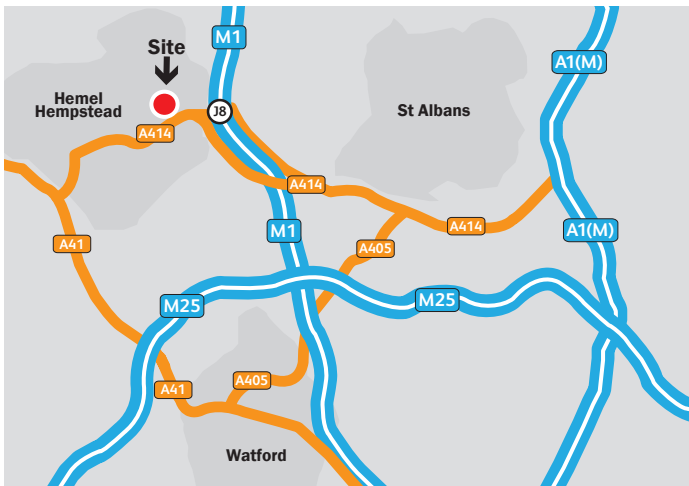
Design & build
office opportunity

PRIME DEVELOPMENT SITE

www.kier-parkhemel.co.uk

←
LESS THAN 1 MILE
TO J8 OF THE M1





MAYLANDS AVENUE | HEMEL HEMPSTEAD | HP2 4SQ

Approximate Travel Distances

Location	Distance
M1 J8	1 miles
M25	5 miles
Watford	10 miles
Central London	25 miles
Birmingham	94 miles

Two prime opportunities located less than 1 mile from J8 of the M1 motorway.

Suitable for a range of uses (Subject to Planning).
1.08 and 1.26 Acres available now.

Location

Hemel Hempstead is located within the North West quadrant of the M25 approximately 10 miles South of Luton, 5 miles West of St Albans and 10 miles North of Watford. Central London is located approximately 25 miles to the South East. The site is located on the junction of St Albans Road (A414) and Maylands Avenue (A4147) approximately 1 mile West of the M1 (J8) motorway.

Neighbouring Occupiers

Kier Park benefits from a diverse number of local occupiers including: Travelodge, Sir Robert McAlpine, ASOS, Britvic and Kodak. A number of industrial/warehouse occupiers are also locally based including: Amazon, Robert Dyas, Royal Mail, BOC/Gist and Wickes.

Regeneration

Kier Park forms part of a larger regeneration area known as Maylands Gateway. Kier Property along with Aviva Investors, HCA Land and Dacorum BC collectively hold approximately 79 acres of key employment land. The future development of this land is intended to be a visible sign of the regeneration of the area and to highlight the high quality environment which is attracting investment and employers to Hemel Hempstead.

Track Record

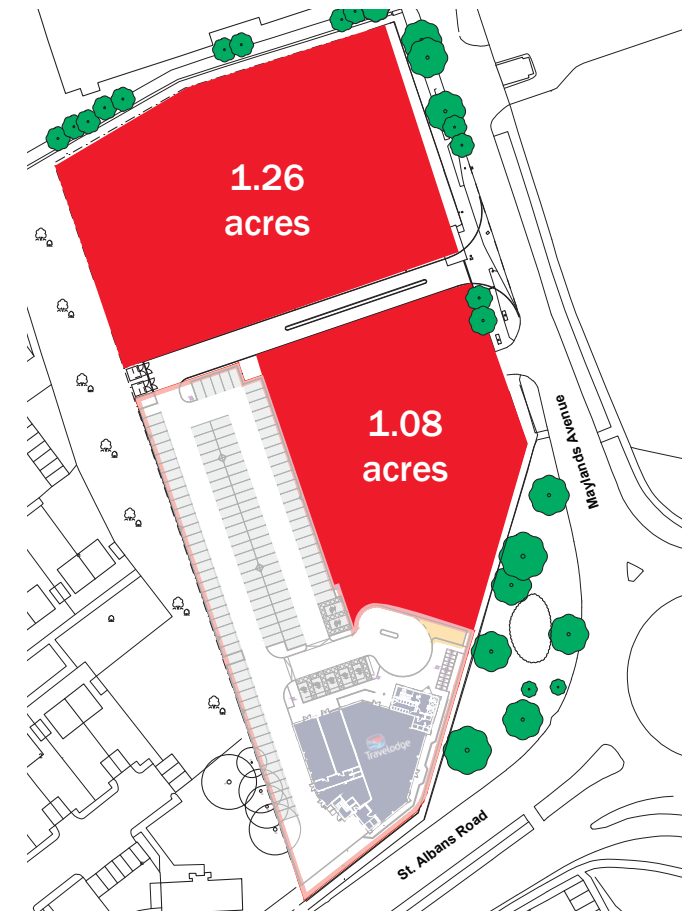
Kier Property has an extensive and proven track record for completing design and build developments. Previous clients have included Mercedes, The Light Cinema, Ordnance Survey, Costco and Geopost. For full information on these schemes please visit: www.kier-parkhemel.co.uk.

Opportunities

Leasehold and Freehold opportunities available on a design and build basis. Alternatively land sales may be available.

Planning

The site is allocated in the Maylands Avenue General Employment Area (GEA) which is allocated for business uses. An extant planning permission exists under 4/01442/11/ROC for a hotel and offices which has been implemented and partially constructed to date. The undelivered 4 storey office development extends to 6,455 sqm with 152 car parking spaces.



www.kier-parkhemel.co.uk

Further information

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. January 2018.