rise

Hemel Hempstead

risehemel.co.uk

55,305 sq ft (5,138 sq m)
High Quality Logistics Unit
AVAILABLE NOW

Elevate your workspace

key

1 Aldi
2 Costa Coffee
3 Domino Pizza
4 Greggs
5 Holiday Inn
6 KFC
7 M&S Simply Food
8 McDonald's
9 Nuffield Health
10 One Stop
11 Starbucks Coffee
12 Subway
13 Lok n Store
14 Tesco Express
15 Toby Carvery
16 Travelodge

ALDI COSTA COFFEE McDonald's Nuffield Health

Rise Hemel is conveniently located, being just 1 mile from J8 M1 and 3 miles the A41.

The site is close to local amenities including Maylands Plaza, Aldi, Costa Coffee, McDonald's and Nuffield Health Fitness & Wellbeing Gym. Hemel Hempstead railway station and Marlowes shopping centre are less than a 10 minute drive away.

For more information go to:
risehemel.co.uk

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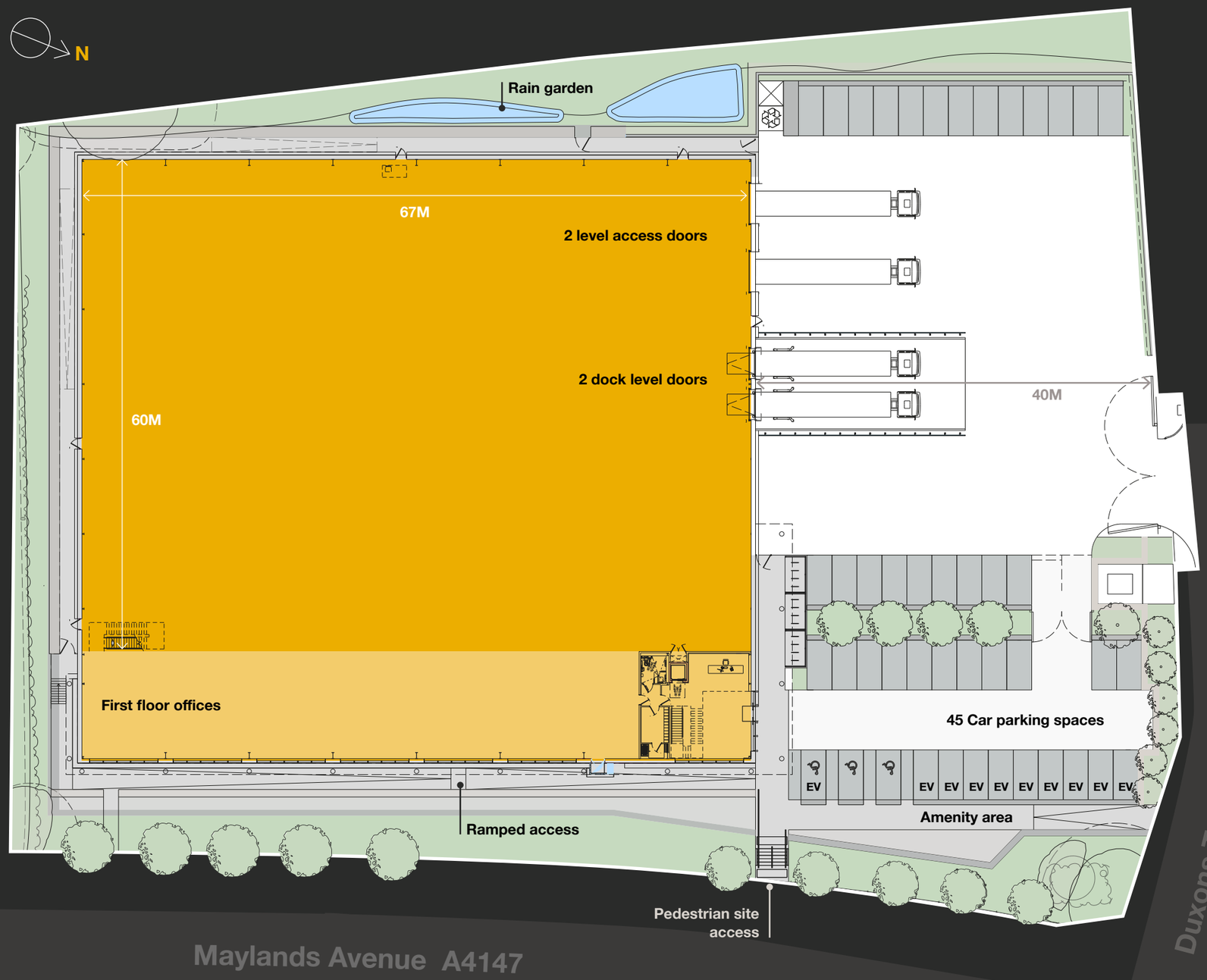
AVAILABLE NOW



	sq m	sq ft
Warehouse	4,159	44,764
Office	767	8,262
Plant	212	2,279
Total (GEA)	5,138	55,305

external

45 car parking spaces, 3 disabled spaces, 9 active EV spaces

24 cycle parking spaces

Landscaped setting

40m secure yard

LED security lighting

power

450kVA available

ground floor

2 dock level doors

2 level access doors

12m clear internal height

Showers, lockers and changing facilities

first floor

LED lighting with PIR system

VRF heating/cooling system

Grade-A office fit out

For more information go to:

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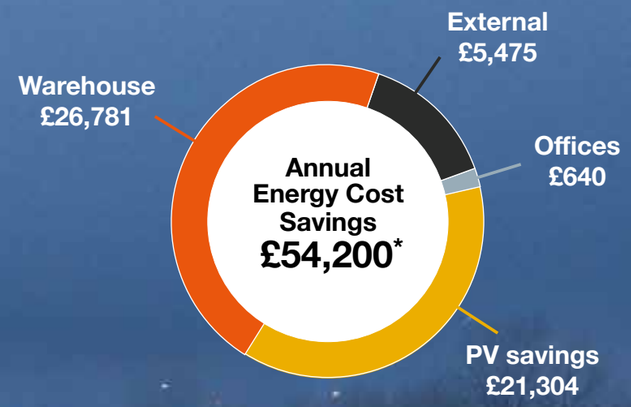
Rise Hemel is a grade-A warehouse unit within landscaped surroundings, including a rain garden to allow up to 30% more water absorption.

Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Now completed, the building has achieved both BREEAM 'Oustanding' and EPC 'A+' ratings.

Rise has been designed with a load bearing capacity that will allow a 100% solar PV installation.



NET ZERO CARBON CONSTRUCTION

EPC A+

BREEAM OUTSTANDING

*Savings estimates are compared to a 20 year old building of the equivalent size.

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Rise Hemel offers an exceptional, sustainable working environment that benefits both the occupier and staff.

The landscaped environment and Grade-A office fit out help to boost wellbeing whilst the additional features such as LED lighting and VRF heating/cooling contribute to the reduction in energy use and costs.

VRF heating/ cooling system

LED lighting with PIR system

Grade-A office fit out

Located just 1 mile from J8 M1 & close to local amenities.

For further information contact our agents:

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Location	Drive times in minutes	Miles
M1 J8	3	1
M25 J6a	7	4
A1	22	10
M40	21	18
A406	23	18
Hemel Hempstead	4	1
St Albans	13	5
Watford	15	9
Staples Corner	20	18
Park Royal	37	23
Central London	69	26

Map data: Google ©2023

A development by:

WRENBRIDGE

FIERA REAL ESTATE

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