

SARACEN **INDUSTRIAL** **ESTATE**

Prime Multi-Let Industrial
Estate & Trade Park

Units Ranging From
2,369 Sq Ft - 4,682 Sq Ft
Refurbishment Underway

Maylands,
Hemel Hempstead,
HP2 7BJ

///modern.treat.sleeps



Prime Location for Precision & Efficiency

Saracen Industrial Estate offers excellent connectivity for a wide range of business operations where speed and connectivity are essential. Located just minutes from the M1 (Junction 8) and close to the M25 the park provides seamless access to London North M25, the Midlands and the local market conurbation.

Local & Personal



3.9% of Local workers employed in transport and storage (above the national average)



Lower average wages compared to nearby Hemel Hempstead, Milton Keynes, Watford and Luton



Saracen Occupiers Include

Unit 1	WOLSELEY
Unit 2	Grant & Stone Plumbing
Units 3, 4 & 6	HOWDENS
Units 8 & 9	Grant & Stone Electrical



Strategic Space with Unrivalled Connectivity

The site comprises of modern industrial / trade park units with steel portal frame construction, two storey offices with elevations of brickwork and profiled steel cladding.



5M
Eaves Height



1 Level Access
Loading Door Per Unit



Dedicated Car
Parking Spaces



EPC B
Rating

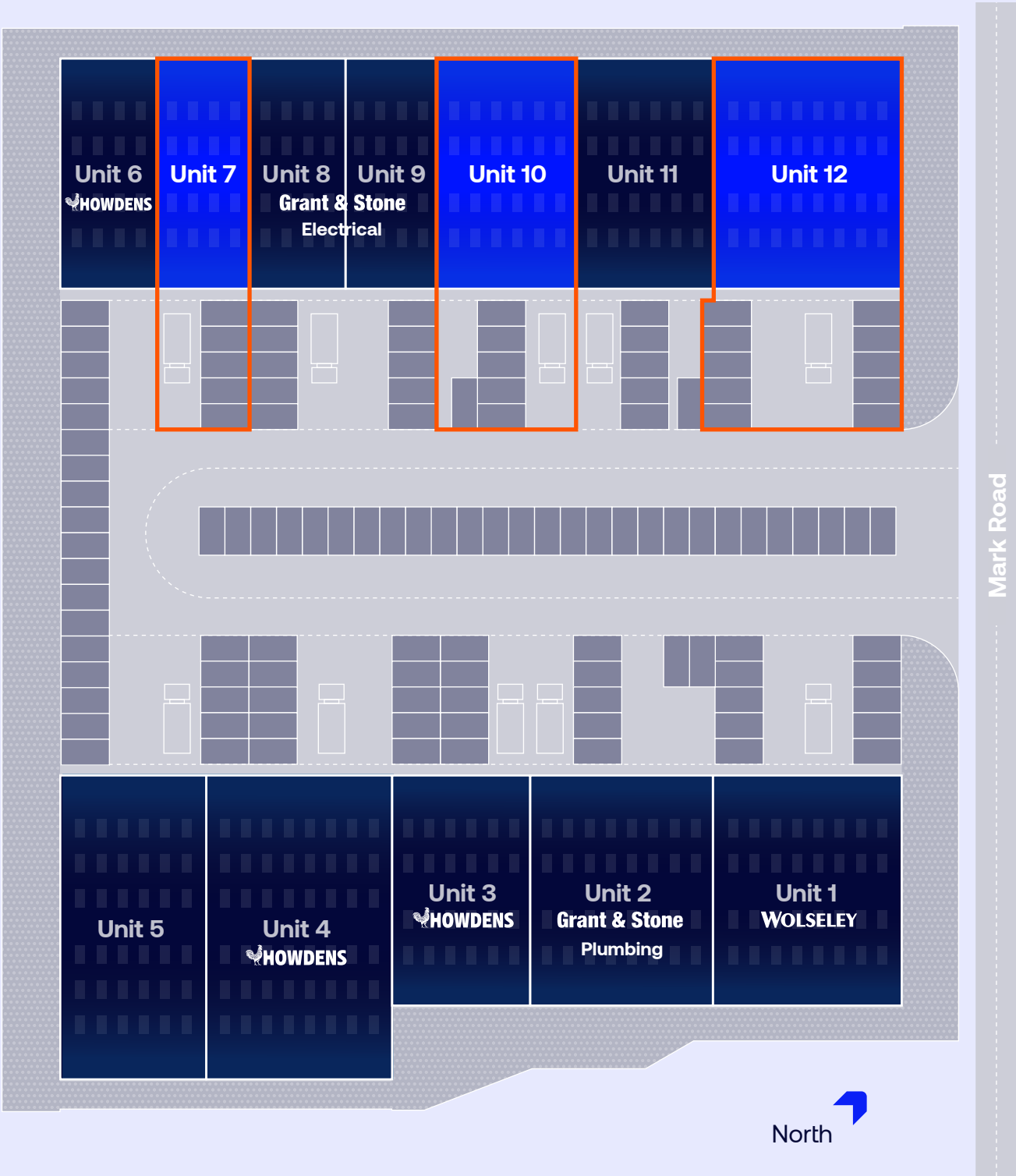


Two
Storey Offices



Refurbishment
Underway

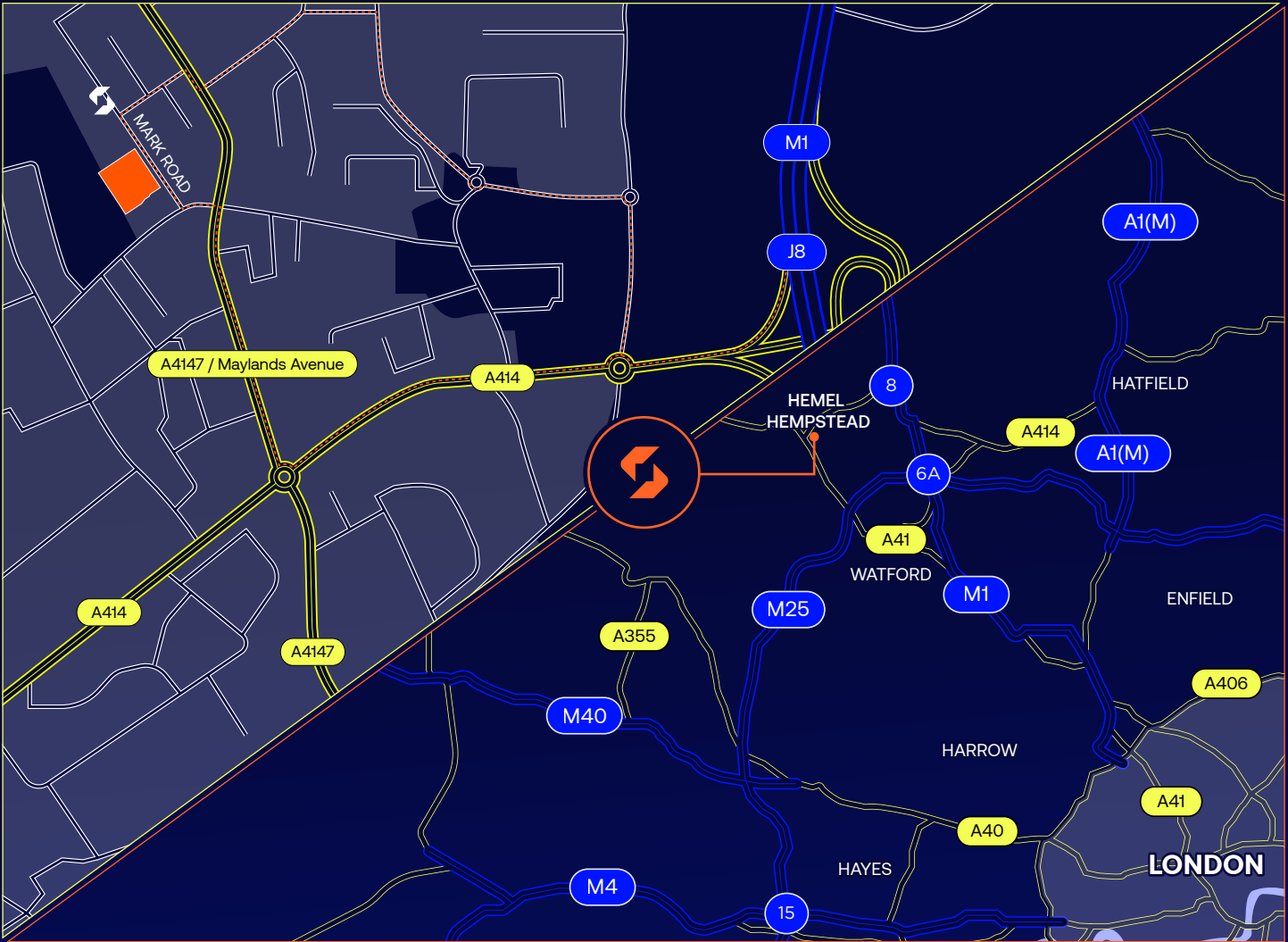
Pre-refurbishment photos



Refurbishment Underway

Unit	Warehouse Sq Ft (GIA)	Office Sq Ft (GIA)	Total Sq Ft (GIA)
7	1,798	571	2,369
10	3,095	422	3,517
12	3,617	1,065	4,682

Established Park Just 5 Minutes from M1 J8



Road	Distance	Time
M1 J8	1.4 Miles	5 Mins
M25 J21	5.0 Miles	9 Mins
A1 (M)	10.5 Miles	18 Mins

Location	Distance	Time
Luton Airport	10.9 Miles	15 Mins
Central London	26.7 Miles	50 Mins
Heathrow	27.3 Miles	57 Mins

For Further Information:



Felix Sharman
07712 431 588
felix.sharman@brasierfreeth.com

Lesley Irons
07860 663 850
lesley.iron@brasierfreeth.com

