

PROLOGIS PARK

EASTMAN

HEMEL HEMPSTEAD

Sat Nav: HP2 7DU

What Three Words: React Wash Newest



EASY AS

There's the hard way.....
and then there's the Eastman Way.

**Introducing 8,595 sq ft –
26,131 sq ft of premium
industrial property located
in the heart of Hemel Hempsted.**

Prologis Park Eastman
consists of 4 new industrial
and logistics units built to the
highest specification, ready
for immediate occupation.

With outstanding access to the M1 delivery promises to be a doddle. 24hr access comes with zero stress. It's situated in a peaceful enclosed environment meaning...

NO HUSTLE
NO BUSTLE
NO BRAINER



“Relax and create a sense of community.”



Welcome to Prologis Park Eastman – An established industrial and logistics park just 2 miles from Junction 8 of the M1. Prologis Park Eastman offers a peaceful enclave environment away from the hustle and bustle associated with other estates and benefits from a landscaped ‘pocket park’, so your staff can relax and create a sense of community. With units still available, it’s the ideal place for you to locate your business.

James Wright
Vice President, Market Officer
Prologis UK

You're in Good Company!



Cadogan Tate

Robert Dyas

next

ITAB



FROM 8,595 – 26,131 SQUARE FEET

We have units available from 8,595 sq ft – 26,131 sq ft – each built to the same high standard and quality for which Prologis is renowned. For maximum flexibility, Unit 4 and Unit 5 can be leased separately at 13,065 sq ft, or combined into one at 26,131 sq ft. Unit 6 is available to lease as an individual unit, so the choice is yours!

Further details can be found on our website
prologis.co.uk/parks/prologis-eastman



75-100Kva
Power Supply



EV Charging Points
2 at Units 4&5
4 at Unit 6



A-24 EPC
Rating – Units 4&5



A-25 EPC
Rating – Unit 6

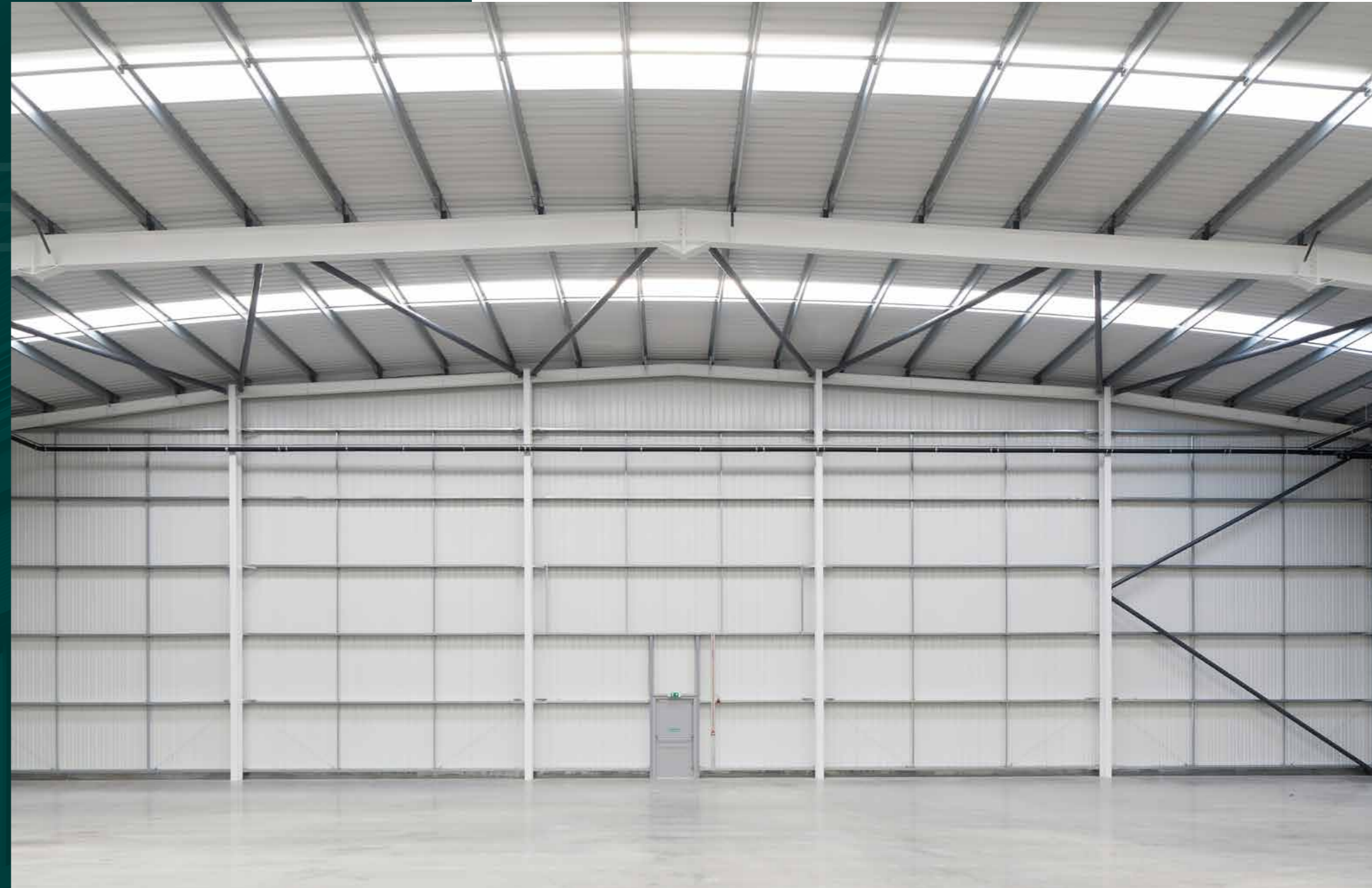
	UNIT 4*	
Warehouse	11,851 sq ft	1,101 sq m
Offices (first floor)	1,214 sq ft	112.8 sq m
Total (GIA)	13,065 sq ft	1,213.8 sq m
Clear internal height	26.2 ft	8 m
Yard depth	62 ft	18.9 m
Level access doors		1
Car parking		9 spaces
Power supply		100Kva

	UNIT 5*	
Warehouse	11,850 sq ft	1,100.9 sq m
Offices (first floor)	1,216 sq ft	112.9 sq m
Total (GIA)	13,066 sq ft	1,213.8 sq m
Clear internal height	26.2 ft	8 m
Yard depth	62 ft	18.9 m
Level access doors		1
Car parking		10 spaces
Power supply		100Kva

	UNIT 6	
Warehouse	7,509 sq ft	697.6 sq m
Offices (first floor)	1,086 sq ft	100.9 sq m
Total (GIA)	8,595 sq ft	798.5 sq m
Clear internal height	26.2 ft	8 m
Yard depth	72 ft	22 m
Level access doors		2
Car parking		10 spaces
Power supply		75Kva

*Ability to combine: 26,131 sq ft (2,427.6 sq m)

EASY
ON THE
EYES

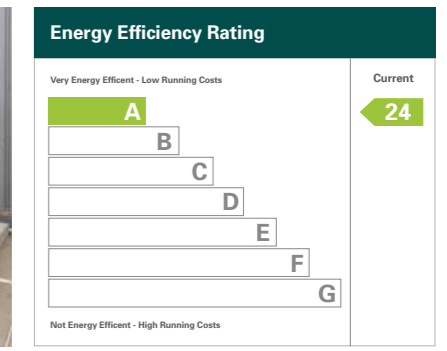


SAVING MADE SIMPLE

When you choose a Prologis building, you choose a building that gives you an operational advantage.



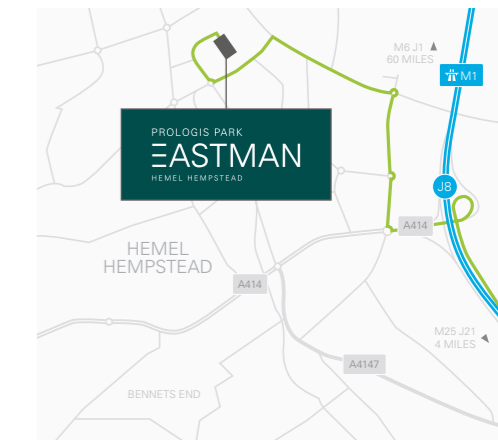
An exclusive opportunity to secure a new Grade A distribution unit built to the highest specification, saving you up to 69% on your occupancy costs.



Saving money doesn't get any simpler. Prologis Park Eastman units are energy efficient with an EPC rating of 24 meaning these buildings offer a considerably lower occupancy costs compared to an older building. These modern high specification units also provide EV car charging points and great natural light thanks to the roof lighting.

MOTORWAY ACCESS EFFORTLESS

Prologis Park Eastman is in the ideal location for serving Hemel Hempstead and the greater London area. It is strategically located within 2 miles of junction 8 of the M1 motorway, M25 and North London, making it well suited for e-commerce and/or local businesses.



Road	Miles	Mins
M1 J8	2	6
M1/M25 Interchange	5.7	9
M40 J1a	21	21
M4 J4b	25	28
Central London	26	70
M11 J6	29	32
M1/M6 Interchange	60	70

Airport	Miles	Mins
Luton Airport	10	13
Heathrow Airport	25	26
Stansted Airport	44	44
Gatwick Airport	62	65

Drive times based on journey times by car Source: Google Maps

SUPERMARKETS

03 mins
ALDI
 Redbourn Rd,
 Hemel Hempstead,
 HP2 7BA

08 mins
TESCO EXTRA
 Jarman Way,
 Hemel Hempstead,
 HP2 4JS

CAFES/RESTAURANTS

04 mins
COSTA COFFEE
 Redbourn Rd,
 Hemel Hempstead,
 HP2 7BA

08 mins
SUBWAY
 Unit 1 Jarman Park,
 Jarman Way, Hemel
 Hempstead HP2 4JW

08 mins
BELLA ITALIA
 Unit 5 Jarman Fields
 Leisure Centre, Hemel
 Hempstead, HP2 4JS

08 mins
FRANKIE & BENNY'S
 Unit 9 Jarman Fields
 Leisure Centre, Hemel
 Hempstead, HP2 4JS

GYM/HEALTHCARE

03 mins
OSD HEALTHCARE
 Boundary Way,
 Hemel Hempstead,
 HP2 7YU

05 mins
NUFFIELD HEALTH
 Redbourn Rd,
 Hemel Hempstead,
 HP2 7BA

PETROL/NURSERY

07 mins
SHELL
 Redbourn Rd,
 Hemel Hempstead,
 HP2 7BA

07 mins
JACK & JILLS NURSERY
 Woodwells Farm,
 Hemel Hempstead,
 HP2 7HY

RECREATION

06 mins
CINeworld
 Jarman Park,
 Hemel Hempstead,
 HP2 4JW

09 mins
XC INDOOR CLIMBING
 Jarman Park,
 Hemel Hempstead,
 HP2 4JS



BUS ROUTE ML1 – 36 MINS

BUS ROUTE 320 – 33 MINS

24HR ACCESS ZERO STRESS

We know that people make your business what it is and that attracting and retaining those people is important to you. Prologis Park Eastman is located in an area with great access to amenities and facilities and is well-served by local train and bus routes, making it easier for your staff to get to and from work. The quality of the buildings and the Park environment will also aid staff retention by helping to make your business a great place to work.

10 mins

Drive to Hemel Hempstead Station

13 mins

Drive to Luton Airport

30 mins

to London Euston (from Hemel Hempstead Station)



Powered by
liftshare

It's a fact of life that your employees will have to get to and from your new building and it's only right that we should make this as easy and environmentally friendly as possible for them. That's why we'll work with you to give your employees travel options that won't cost the earth.

Whether your employees choose to come to work by bike, train, car, bus or on foot, we'll help them find the best option for them. And, should they wish to make the journey by car, they can even choose to join our parkwide carsharing scheme, which we operate in conjunction with our partner, Liftshare.

**It's Not Rocket Science
It's Pocket Science**

Situated in a peaceful enclave environment away from the hustle and bustle associated with other estates, Prologis Park Eastman benefits from a landscaped 'pocket park' where your staff can relax and create a sense of community.

THIS IS THE EASY LIFE

Indicative image only.

PARKlife

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.



Maintained
Park Drainage



On-Site
Parking Controls



Maintained
Landscaping



Green
Travel Plan



On-Site
Security Patrols



Dedicated
CCTV



Snow Clearance/
Road Gritting



Wayne Porter
Head of Customer Solutions
Prologis UK

"Discover the difference."

I pride myself on providing the very best customer service and derive real pleasure from watching our customers' businesses grow and thrive on our Parks. Our customers know that they can rely on our dedicated, award-winning team to add value to the relationship and deliver much appreciated continuity.

Wayne Porter
Head of Customer Solutions
Prologis UK



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EASTMAN
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Terms

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

All enquiries



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Made with recycled paper.
Don't forget to recycle me when you're finished!

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About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit: prologis.co.uk

prologis.co.uk/Eastman

