

DISTRIBUTION AT THE **DOUBLE**

A REFURBISHED CROSS-DOCKED
129,233 SQ FT (12,006 SQ M)
INDUSTRIAL / DISTRIBUTION CENTRE



PUNCH**BOWL**

HEMEL HEMPSTEAD | HP2 7EU

HP2 GOOD TO BE TRUE

A unique opportunity to secure the only cross-docked industrial / distribution centre with two yards in this prime MI location.



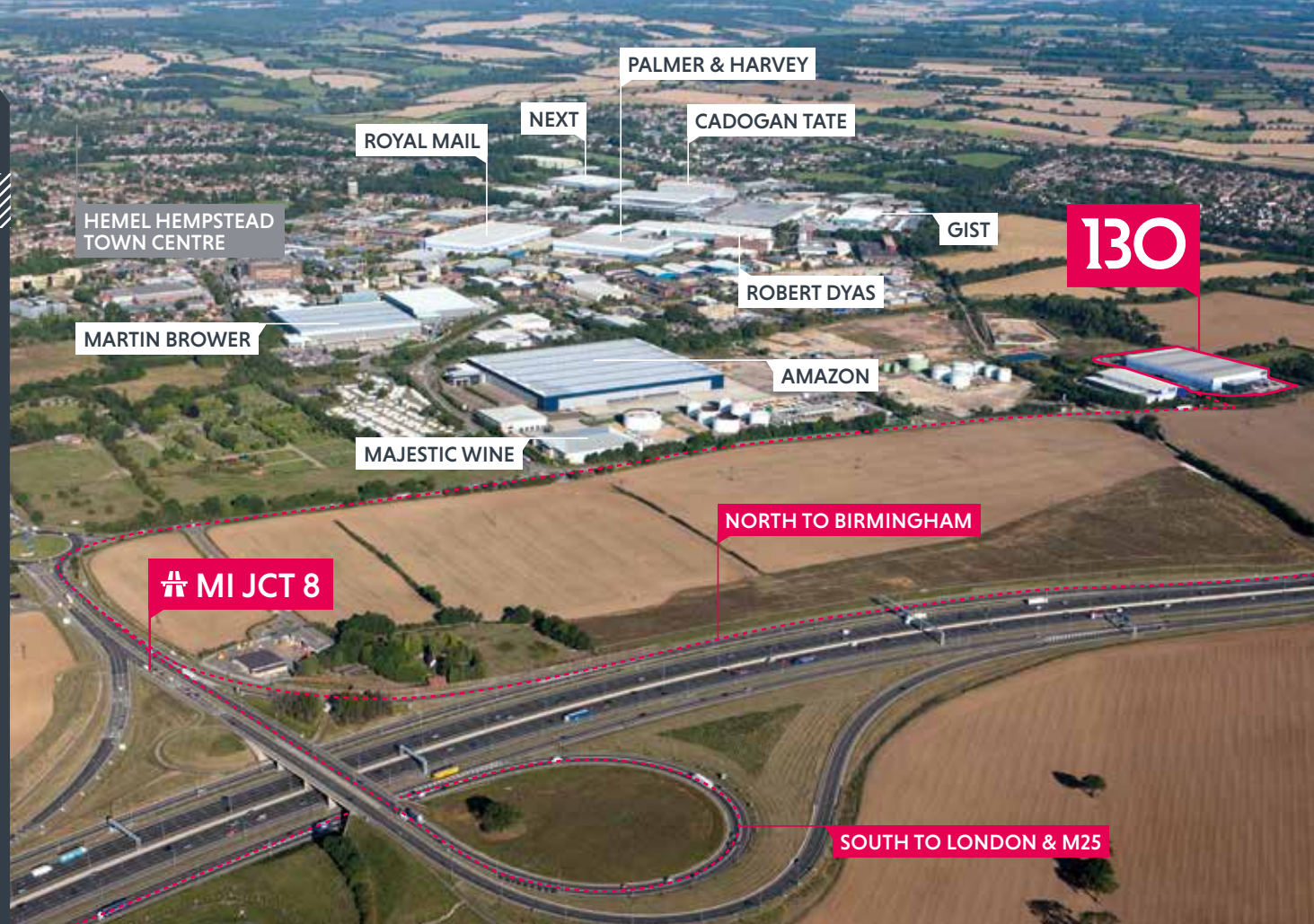
HIGH SPECIFICATION
REFURBISHMENT



1.5 MILES
FROM M1 J8



GOOD SUPPLY OF LABOUR
FROM SURROUNDING
TOWNS AND CITIES



THE TIME THE PLACE

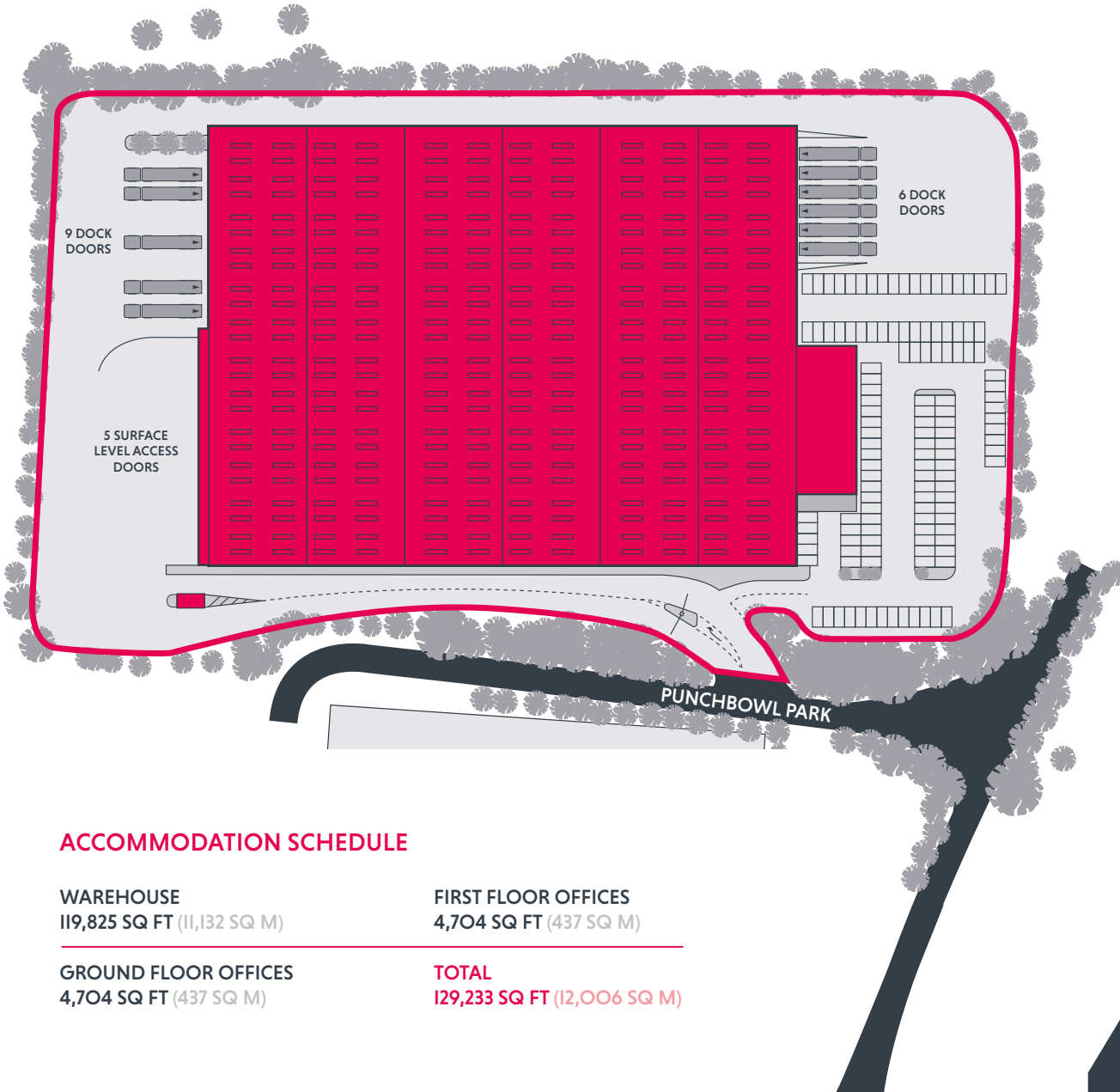
Punchbowl 130 is strategically placed within 5 minutes of the M1 J8, to serve both the London and Midlands markets. Connected to the national motorway network, Heathrow, Gatwick and Luton airports can all be reached within an hour's drive.

Hemel Hempstead is an established distribution location, home to a number of distributors including Royal Mail, Palmer & Harvey, GIST, NEXT, Robert Dyas, Amazon and Martin Brower.



Indicative image

TACTICAL TIMES TWO



ACCOMMODATION SCHEDULE

WAREHOUSE
119,825 SQ FT (11,132 SQ M)

FIRST FLOOR OFFICES
4,704 SQ FT (437 SQ M)

GROUND FLOOR OFFICES
4,704 SQ FT (437 SQ M)

TOTAL
129,233 SQ FT (12,006 SQ M)

DELIVERABILITY DOUBLED



10M TO UNDERSIDE
OF HAUNCH



CROSS-DOCKED WITH
TWO SECURE YARDS



15 DOCK
DOORS



5 SURFACE LEVEL
ACCESS DOORS



FLOOR LOADING:
50KN/M²



TWO STOREY
OFFICES



UP TO 700 KVA OF
POWER AVAILABLE



107 PARKING
SPACES AVAILABLE

TWO HEADS ARE BETTER THAN ONE

POPULATION	DACORUM	HERTFORDSHIRE
LOCAL POPULATION	151,400	1,166,300
WORKING AGE POPULATION	95,900	735,900

EMPLOYMENT

Managers & Professionals	49.3%	50.7%
Service Occupations	17.9%	15.1%
Administrative & Skilled	23.2%	21.2%
Elementary, Process & Plant	9.6%	13.1%

■ Dacorum
■ Hertfordshire



DRIVE TIMES

- MI J8 | 1.5 MILES
- M25 J21 | 4.5 MILES
- LUTON AIRPORT | 11.1 MILES
- LONDON | 26 MILES
- HEATHROW AIRPORT | 26.5 MILES
- M6 J1 | 61.5 MILES
- SOUTHAMPTON PORT | 90.8 MILES
- BIRMINGHAM | 95.1 MILES
- MANCHESTER | 181 MILES

Source: Google Maps

EPC RATING

C - 63

MORE INFORMATION

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on behalf of

BMO Real Estate Partners
BMO Global Asset Management

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PUNCHBOWL130.CO.UK