



Breakspear Park

Breakspear Way, Hemel Hempstead, HP2 4UL

Recently refurbished accommodation designed for companies that want to make the biggest possible impact.

1,582 to 47,778 sq ft
(146.97 to 4,438.72 sq m)

- Shuttle bus service between Breakspear Park and Hemel Hempstead Town Centre
- 150 seater on site restaurant with additional breakout area plus Starbucks cafe
- Dedicated Hub to run the community/health/well-being program
- 24-hour security
- New gym with full health and fitness program
- Dedicated Breakspear Park

App

- Excellent car parking allocation

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Summary

Available Size	1,582 to 47,778 sq ft
Rent	£34 per sq ft
Rates Payable	£11.67 per sq ft Interested parties are to make their own enquiries via the local rating authority.
Service Charge	£14.25 per sq ft from 1st April 2025 + 79p charge for restaurant
Car Parking	1:218
EPC Rating	C (53)

Description

Featuring a stunning main atrium with self-contained lifts integral to the floor space, everything here is designed for companies that want to make the biggest possible impact. Developed from a desire to create a lasting impression, our focus has been on creating contemporary, efficient, flexible space, with a full understanding of today's business needs.

This iconic and versatile building has a striking triple height reception leading into a full height 'street', running the entire length of the building, filled with natural light. The spacious, communal breakout areas allow businesses to work smarter, alongside their day-to-day environment.

Location

Breakspear Park has excellent travel links and occupies a prominent position adjacent to junction 8 of the M1 motorway.

With its extensively refurbished entrance, reception and atrium, there has never been a better time to move here. Just off J8 of the M1/4 miles north of J21 of the M25/Heathrow Airport 36 minutes/Luton Airport 12 miles/Central London 25 miles/Stansted Airport 48 miles/London Euston 26 minutes

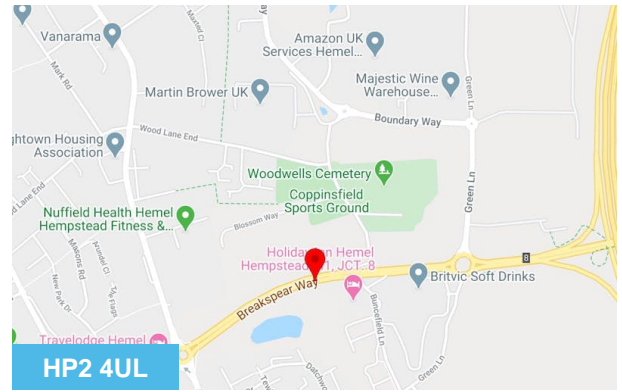
Accommodation

Various suites available ranging from 1200 to 20818 sq ft of contiguous space.

Name	sq ft	sq m	Availability
1st - 1A	11,808	1,097	Available
1st - 1C	7,513	697.98	Available
1st - 1D	8,820	819.40	Available
3rd - 3E	6,750	627.10	Available
Ground - Suite GB2	2,826	262.54	Available
Ground - Suite GD1	4,664	433.30	Available
Ground - Suite GE1	1,582	146.97	Available
Ground - Suite GE1a	4,064	377.56	Available
Total	48,027	4,461.85	

Specification

- Raised Floors
- Metal Tiled Suspended Ceilings
- LED Lighting



Viewing & Further Information



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- 4 Pipe Fan Coil Air-Conditioning
- Floor Plates in excess of 20,000 sq ft
- 6x 14 person passenger lifts
- 2,250kg goods lift
- Additional Basement Storage
- Male, Female and Disabled WC's on all floors

Viewings

Viewings strictly by appointment through the joint sole letting agents.

Terms

Terms upon application.

Local Amenities

Hemel Hempstead boasts an excellent range of amenities all within easy reach of Breakspear Park. There are plenty of places to eat and drink in the nearby area including a selection of idyllic country pubs. The Spirit Health Club at the adjacent Holiday Inn, and The Nuffield Health Fitness & Wellbeing Centre are also within easy access. A new Shuttle Bus service runs between Breakspear Park and Hemel Hempstead town centre and the train station