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First  
impressions  
count.



Light & spacious  
communal  
breakout areas.





# 4

storeys of  
open space.

OVERVIEW

# The building

This landmark property offers all the facilities you'd expect from a modern working environment and has recently undergone a refurbishment of a 74,000 sq ft self-contained wing.

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, atrium and impressive wing, there has never been a better time to move here.

Features include:

- + Up to 74,000 sq ft of Grade A office space available
- + Set in 16 acres of landscaped grounds
- + 1,100 car spaces at 1 space per 250 sq ft
- + Floor plates in excess of 20,000 sq ft
- + Six 14 person passenger lifts
- + 2,250 kg goods lift
- + Additional basement storage
- + Refurbished male, female and disabled WC's throughout
- + Communal locker and shower rooms
- + 150-seat restaurant
- + Costa Coffee
- + 24 hour security



SCHEDULE OF FLOOR AREAS



THIRD FLOOR		
	SQ FT	SQ M
Suite A	9,099	845
Terrace	2,724	253
Suite B	Let to Consort Medical	
<b>TOTAL</b>	<b>11,823</b>	<b>1,098</b>



SECOND FLOOR		
	SQ FT	SQ M
Suite A	12,000	1,115
Suite B	8,675	806
<b>TOTAL</b>	<b>20,675</b>	<b>1,921</b>



FIRST FLOOR		
	SQ FT	SQ M
Suite A	11,929	1,108
Suite B	8,661	805
<b>TOTAL</b>	<b>20,590</b>	<b>1,913</b>



GROUND FLOOR		
	SQ FT	SQ M
Suite A	12,155	1,129
Suite B	8,663	805
<b>TOTAL</b>	<b>20,818</b>	<b>1,934</b>
<b>TOTAL</b>	<b>73,906</b>	<b>6,866</b>

Areas are approximate IPMS3 areas.



UP TO 74,000 SQ FT  
of available  
space.

**AN EXCEPTIONALLY REFURBISHED MODERN  
GRADE A OFFICE ENVIRONMENT**

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.

The refurbished property includes new air-conditioning, raised floors, suspended ceilings and new finishes throughout on floor plates of circa 20,000 sq ft (8,858 sq m). These are just a few of the things that make this iconic business setting such a versatile opportunity for your business.

An unrivalled  
expanse.

SPECIFICATION SUMMARY

# A desirable working environment



**FLEXIBLE ACCOMMODATION WITH HIGH QUALITY CONTEMPORARY FINISHES**

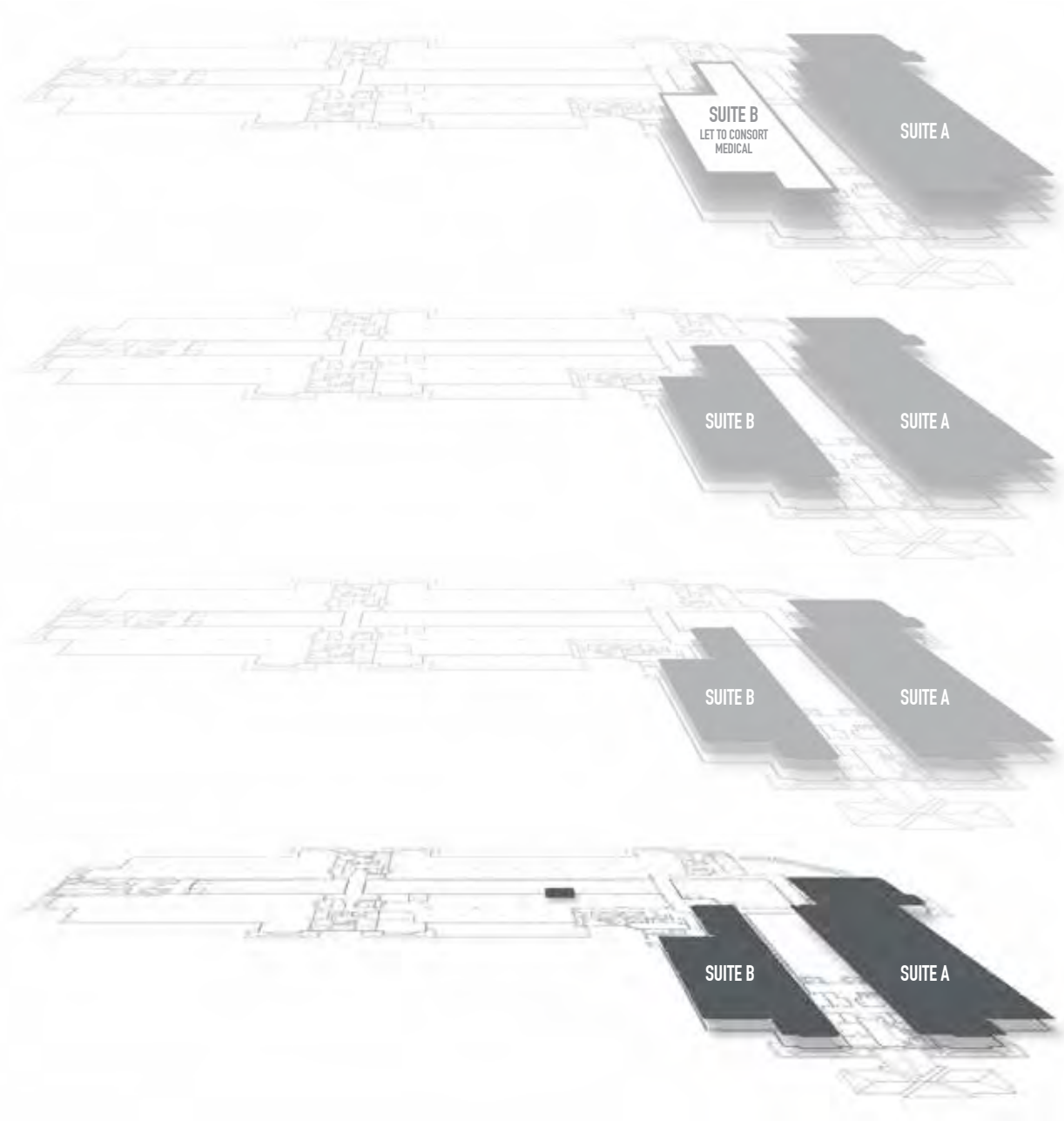
Whatever your business requirements, you'll find accommodation that fits your business perfectly. From the sleek lines of the modern office configuration to spacious breakout areas that allow you to work smarter.

- + Raised floors
- + Metal tiled suspended ceilings
- + LED lighting
- + 4 pipe fan coil air-conditioning
- + Floor plates in excess of 20,000 sq ft
- + Six 14 person passenger lifts
- + 2,250 kg goods lift
- + Additional basement storage
- + Male, female and disabled toilets on all floors

FLOOR PLANS

# Ground floor

	SQ FT	SQ M
Suite A	12,155	1,129
Suite B	8,663	805
<b>TOTAL</b>	<b>20,818</b>	<b>1,934</b>

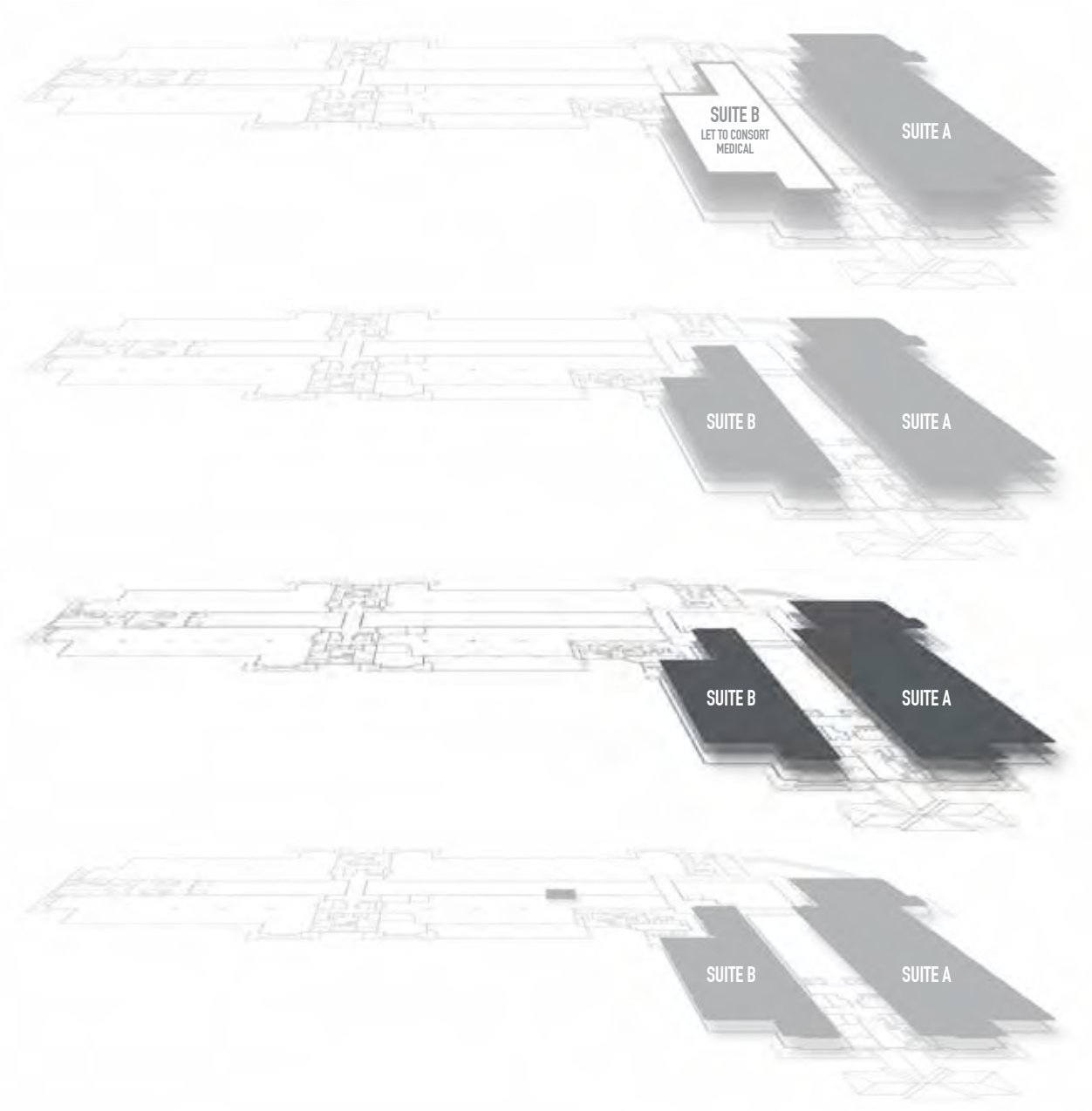


FLOOR PLANS

# First floor

22

	SQ FT	SQ M
Suite A	11,929	1,108
Suite B	8,661	805
<b>TOTAL</b>	<b>20,590</b>	<b>1,913</b>



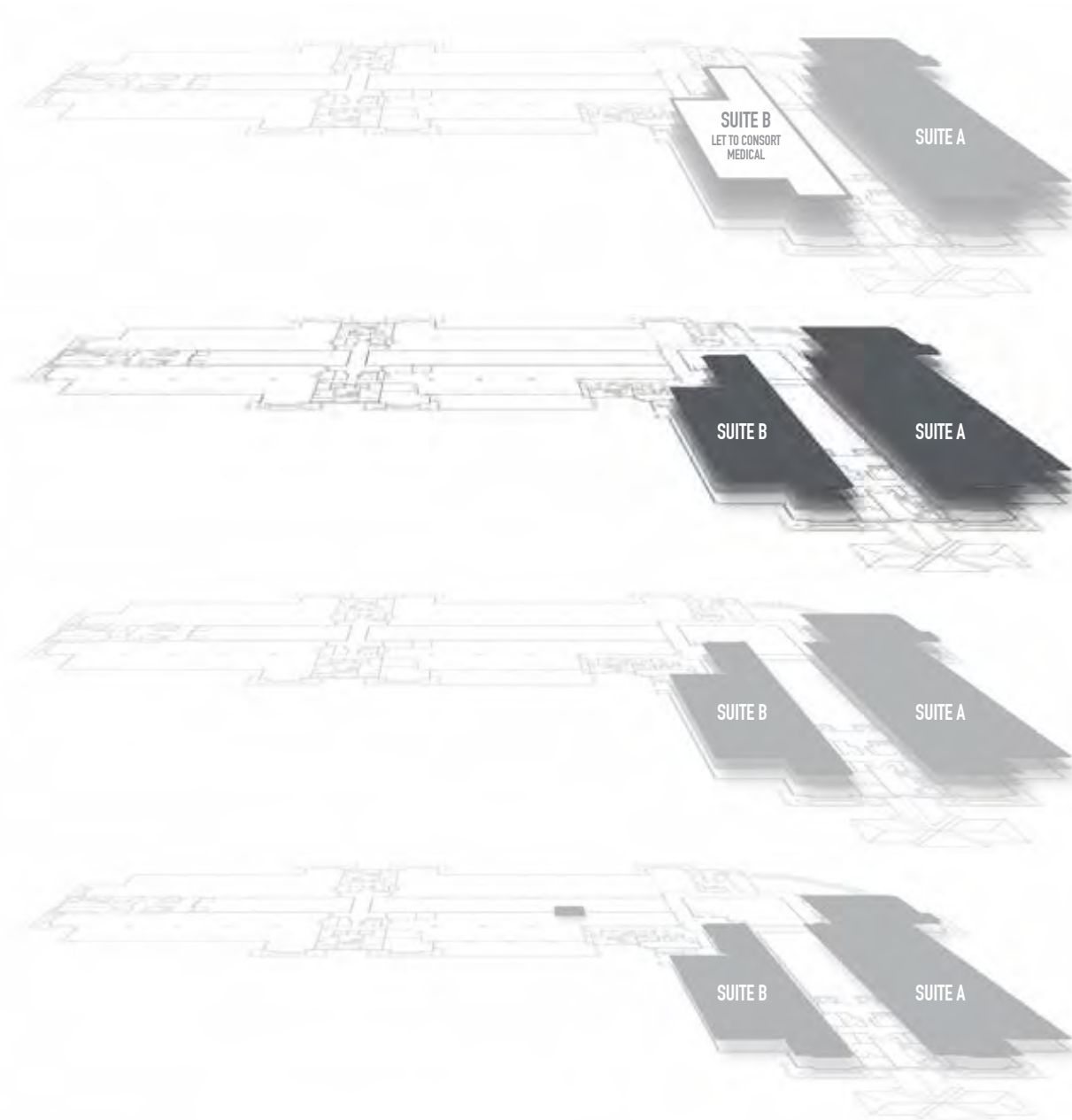
23

FLOOR PLANS

# Second floor

24

	SQ FT	SQ M
Suite A	12,000	1,115
Suite B	8,675	806
<b>TOTAL</b>	<b>20,675</b>	<b>1,921</b>



Areas are approximate IPMS3 areas.



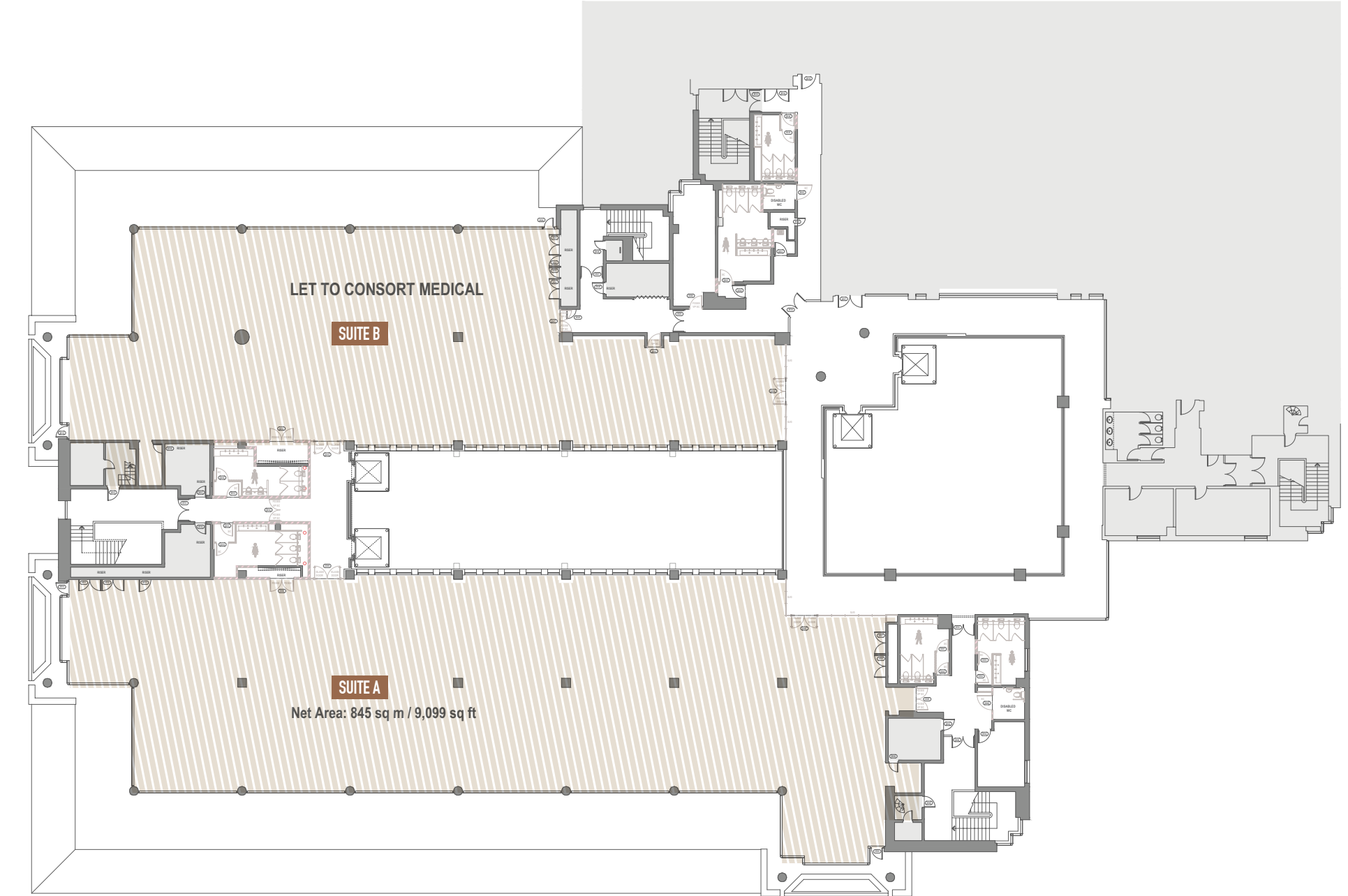
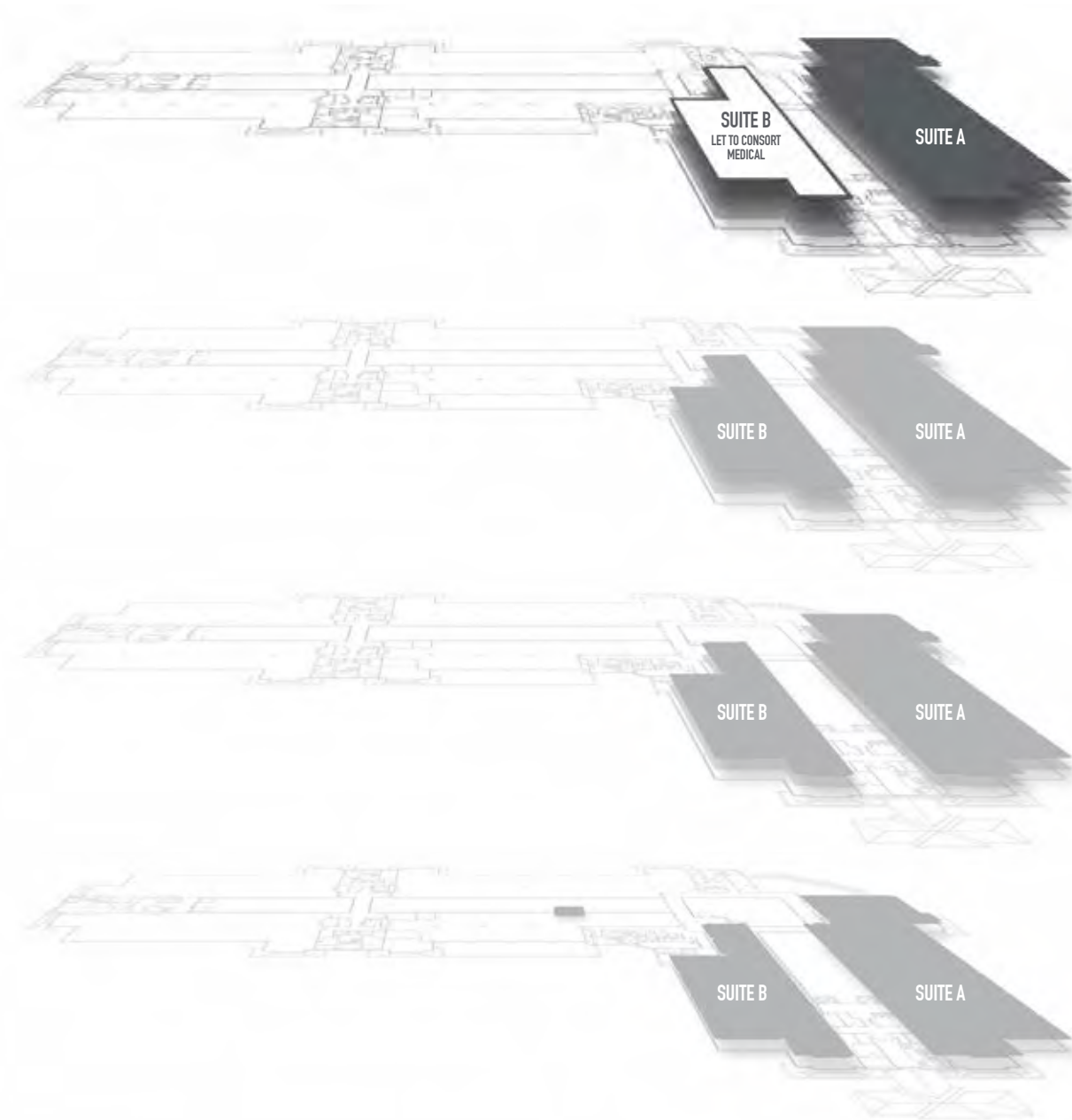
25

FLOOR PLANS

# Third floor

26

	SQ FT	SQ M
Suite A	9,099	845
Terrace	2,724	253
Suite B	Let to Consort Medical	
<b>TOTAL</b>	<b>11,823</b>	<b>1,098</b>



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VERSATILE ENVIRONMENTS

# Flexible solutions



## FOCUSING ON FLEXIBILITY AND SPACE EFFICIENCY

We fully understand the needs of a modern business and know that it's not just about how it looks but also how the space flows. We've developed the kind of space that your business needs to inspire your staff and clients visually and mentally.

Surrounded by natural light and using a whole range of colours, textures and materials, Breakspear Park is designed to positively impact on the wellbeing and productivity of its occupiers to create an unrivalled environment.





# 150

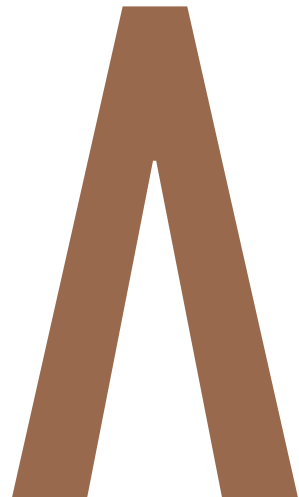
seat restaurant

AMENITIES

# An excellent choice

Hemel Hempstead boasts an excellent range of amenities, all within easy reach. Close by, Jarman Park leisure complex features a multiplex cinema, restaurants, IMAX and a hypermarket. Directly adjoining Breakspear Park, a BP petrol station features a Marks & Spencer Simply Food store and a 144-bed Holiday Inn hotel. The town also benefits from an indoor ski centre.

Two minutes by car is a Nuffield Health Fitness & Wellbeing Gym with all the latest machines and a pool. The town centre is home to the Marlowes and Riverside Shopping centres as well as well-known high street chains such as Marks & Spencer, Debenhams and Next.





LOCATION

# Well located

Wherever you're coming from, Breakspear Park is conveniently located just off junction 8 of the M1 and only 4 miles north of junction 21 of the M25.

The towns of St Albans, Watford, Hatfield, Berkhamstead and Luton are nearby and access to the UK motorway and arterial road network is excellent, the M4, M3, M40 and A1 are all within easy reach.

Heathrow Airport is 26 miles away, Luton Airport 12 miles and Hemel Hempstead is well-connected to the national railway network too, with frequent services to London Euston (from 26 minutes), Birmingham New Street, Manchester Piccadilly and Glasgow Central.

SAT NAV: HP2 4UL

**ROAD**

M1	0.7 miles
M25 / Junction 21	4 miles
Heathrow Airport	26 miles
Luton Airport	12 miles
Central London	25 miles
Stansted Airport	48 miles

**RAIL**

Watford Junction	7 mins
London Euston	27 mins
Milton Keynes	31 mins
Northampton	48 mins
Birmingham Int.	74 mins



BUSINESS COMMUNITY

# Existing tenants

Home to some impressive tenants, Breakspear Park has a thriving business community with an excellent tenant profile of national and international occupiers. The building already serves as the corporate UK headquarters to Britvic, BAM and Boston Scientific.



CONTACTS

# Discover --- more

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For further information or to arrange a viewing,  
please contact one of the joint letting agents.

Breakspear Park,  
Breakspear Way,  
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HP2 4UL

**BREAKSPEAR PARK.CO.UK**

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Terms upon application. Viewing  
strictly by appointment through  
the joint sole letting agents.



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