HENKEL UK

WOOD LANE END
HEMEL HEMPSTEAD
HP2 4RQ



Henkel

SINGLE LET OFFICE INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

- Single-let office investment opportunity comprising 36,278 sq ft of Grade A office accommodation completed in 2014
- Located in Hemel Hempstead, a key commercial, data centre and logistics hub in Hertfordshire, 25 miles from central London
- Excellent connectivity, situated approximately 2.5 miles northeast of Hemel Hempstead railway station and immediately adjacent to Junction 8 of the M1, providing direct access to Central London and the wider M25 motorway network
- Strong ESG credentials including an EPC rating of A (23)
- Securely let to Henkel Limited, (D&B rating 5A1), the UK arm of the global consumer products business with brands including Persil, Schwarzkopf and Loctite
- Let for a further 2.75 years until 30 July 2029 at £931,955.40 per annum, equating to £25.69 per sq ft
- Potential to enhance income security and extend the unexpired term through a lease regear with the tenant. Longer term opportunity for refurbishment, industrial or data centre development, subject to the necessary consents
- High-quality specification and amenity provision, including an on- site cafeteria, end of journey facilities and 108 parking spaces (ratio of 1:336 sq ft) including four EV charging spaces
- 1.41-acre site
- The property is held Freehold

PROPOSAL

Offers are sought in the region of of £7,500,000 (Seven Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 11.65% and a capital value of £207 per sq ft.




TO MILTON KEYNES
M1
TO M25 (J21)
M1 (J8)
A414
INDUSTRIAL
HUTCHISON 3 DATA CENTRE
SYSCO
STELLANOR DATA CENTRE
CORMAR CARPETS
MARTIN BROWER
BOOKER
RIWAL UK
NTT DATA CENTRE
BREAKSPEAR PARK
ROYAL MAIL
SMITHS DETECTION
GRYCON CAMPUS (NTT Data Centre)
HARIMA UK
EVRI
HENKEL UK
VITABIOTICS
ASUSTEK (UK)
THE MAYLANDS BUILDING
NUFFIELD HEALTH
ALDI
AMAZON
TESCO EXPRESS
STARBUCKS
GREGGS
BSI
MCDONALDS
COSTA
KFC
TO HEMEL HEMPSTEAD

LOCATION

An established commercial location with excellent connectivity to Central London.

Hemel Hempstead is an established commercial centre within the Dacorum district of Hertfordshire and one of the principal business locations in the northwest quadrant of the M25. Located approximately 27 minutes by rail from Central London, and 25 miles from Central London by road, the town is a well-established commuter destination offering excellent connectivity.

The town is strategically positioned approximately 6 miles west of St Albans, 8 miles north of Watford and 10 miles south of Luton. Road communications are excellent, with Junction 8 of the M1 motorway providing direct access to the M25, Central London and the wider national motorway network.

Hemel Hempstead has undergone significant regeneration in recent years, reinforcing its appeal as both a business and residential location. The town centre offers an extensive range of retail, leisure and food and beverage amenities, centred around The Marlowe's shopping centre and Riverside, a 270,000 sq ft open-air retail and leisure destination.

Its strategic location, strong transport infrastructure and amenity provision have established Hemel Hempstead as one of the most significant commercial centres in the north-west M25 office market.





Hemel Hempstead Old Town



The Marlowes



Riverside



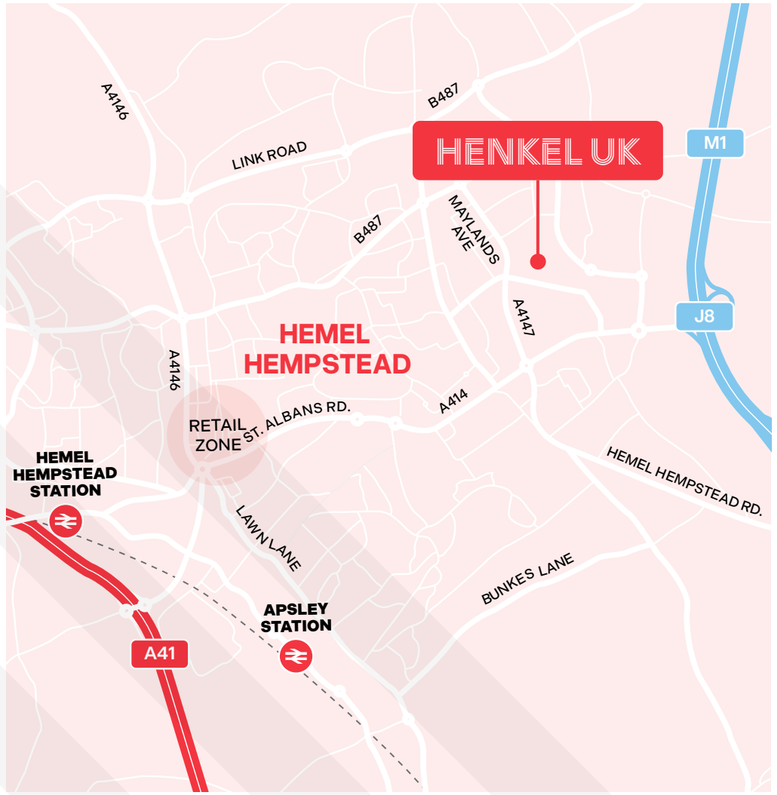
Apsley Marina

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SITUATION

The property is situated within Hemel Hempstead's main commercial cluster, approximately 2.5 miles northeast of Hemel Hempstead railway station and approximately 1.8 miles northeast of the town centre.

The immediate area comprises a mix of established commercial occupiers and business accommodation, benefitting from a strong local employment base and convenient access to the town's amenities and transport infrastructure.

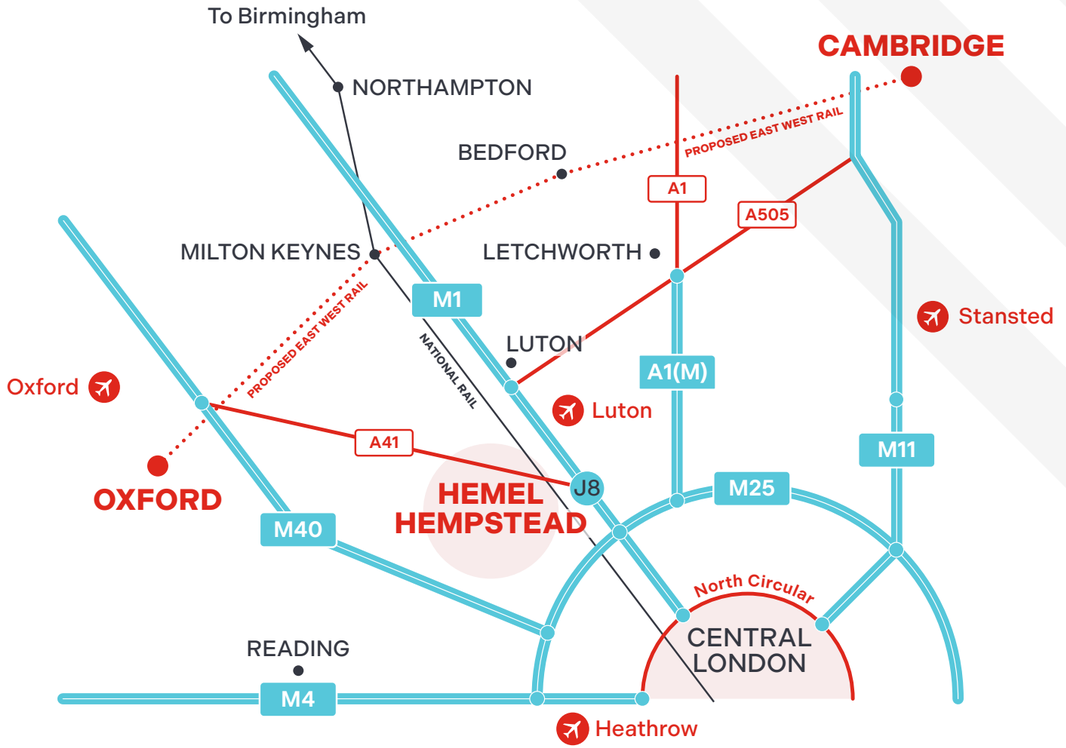


CONNECTIVITY

The town benefits from excellent strategic connectivity, being situated adjacent to Junction 8 of the M1 motorway, providing direct access to Central London, the M25 motorway network and key regional centres throughout the Midlands and the north of England.

Hemel Hempstead railway station is located approximately 2.5 miles from the property and provides regular direct services to London Euston in approximately 29 minutes, together with services to Watford Junction (9 minutes) and Birmingham (approximately 90 minutes).

The property also benefits from convenient access to London Luton Airport, approximately 11 miles away, with London Heathrow, London City, Stansted and Gatwick airports all accessible via the strategic road network.



By Road	
(J8)- M1	**1 mile**
(J2) M25	**5 miles**
St Albans	**6 miles**
Watford	**8 miles**
Luton	**10 miles**
Central London	**25 miles**

By Rail	
Watford Junction	**9 mins**
London Euston	**29 mins**
Milton Keynes Central	**33 mins**
Birmingham	**90 mins (approx)**

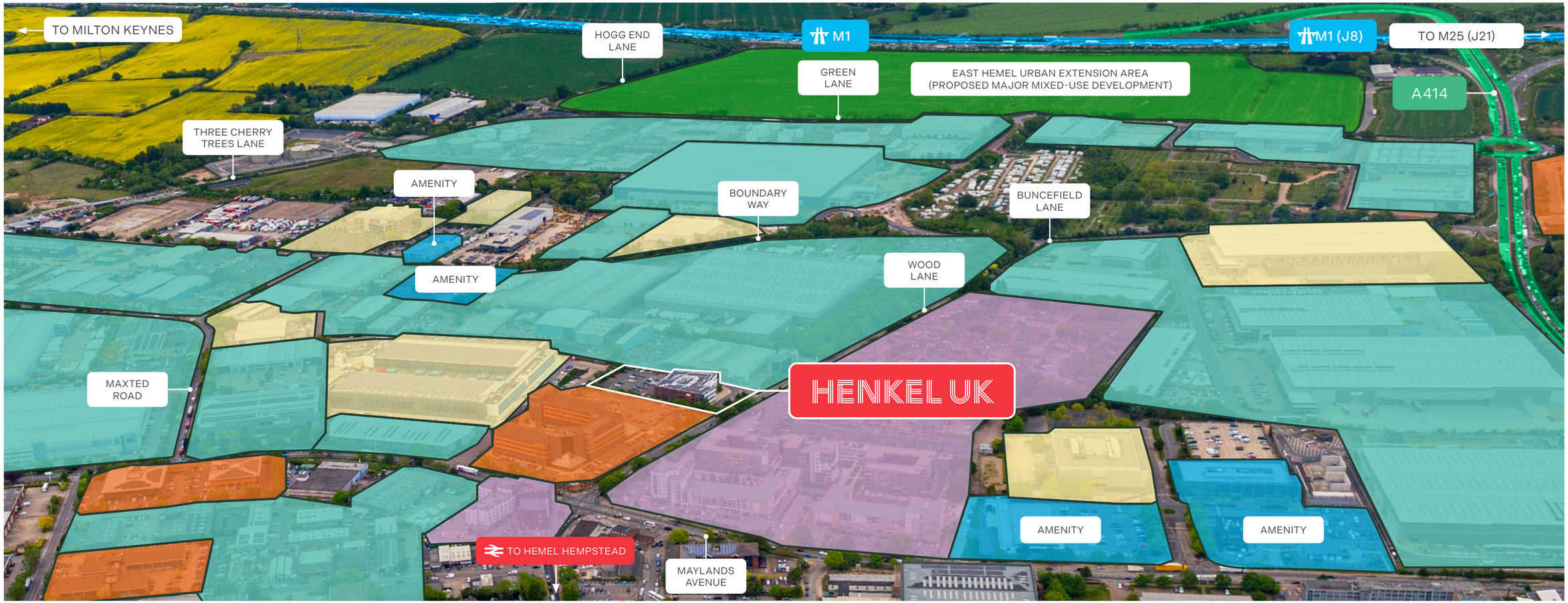
Times when travelling from Hemel Hempstead Station

By Air	
London Luton Airport	**11 miles**
London Heathrow Airport	**27 miles**
London City Airport	**37 miles**
London Stansted Airport	**37 miles**
London Gatwick Airport	**49 miles**

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EVOLVING MIXED-USE LOCATION

For indicative purposes only.



OFFICES

As office space has been lost to alternative uses, demand is focused on fewer better quality buildings.

Maylands Business Park is an established office and employment location within Hemel Hempstead, supporting a diverse occupier base alongside its industrial and logistics uses. The Mayland's Building is situated adjacent to the subject property, comprising c. 140,000 sq ft of office accommodation, including a large flexible office offering. The subject forms part of the area's established office provision, benefitting from its strategic location and accessibility.

DATA CENTRES

Hemel Hempstead has established itself as a significant data centre location, supported by existing facilities operated by major providers including Hutchison 3G and NTT, whose primary operation spans across Hemel Hempstead 1 (HH1) and 2 (HH2) at 150 Maylands Avenue. The area continues to attract further investment, with new data centre schemes progressing along Maylands Avenue. These include Northtree Investment Management's outline permission for a data centre at 45 Maylands Avenue, and recent proposals lodged by AWS for a long-term data storage facility at the junction of Maylands Avenue and Breakspear Way, highlighting the area's growing importance within the wider digital infrastructure market.

INDUSTRIAL

Maylands Business Park is an established employment location, accommodating a broad mix of industrial, logistics and commercial occupiers. The area benefits from the presence of Hertfordshire Innovation Quarter, an Enterprise Zone focused on attracting businesses operating across clean technology, smart construction, agri-tech and related sectors.

RESIDENTIAL

Residential development has increased in the surrounding Maylands area in recent years. Maylands Plaza, the first phase of the Heart of Maylands development, delivered 130 homes alongside 10 shops and Adeyfield Free Church. The second phase subsequently delivered a further 158 affordable homes and three commercial units, comprising a mix of houses and apartments. The subject property is located within an Article 4 area, restricting the relevant permitted development rights for conversion to residential use.

DESCRIPTION

The property was completed in 2014 and is of steel framed construction arranged over ground, first and second floors. The ground floor comprises a large reception, an on-site cafeteria, and a variety of meeting rooms. The upper floors comprise identical floorplates with open-plan office accommodation, meeting rooms and breakout space arranged around the central core. Each floor offers male & female toilets, one disabled toilet and shower facilities. The property benefits from two passenger lifts and one central staircase.

240 employees based in the office

On-site cafeteria & café

EPC A (23)

Two passenger lifts

VRF air-conditioning

Full raised access floors

LED lighting

108 car parking spaces (reflecting a ratio of 1:336 sq ft)











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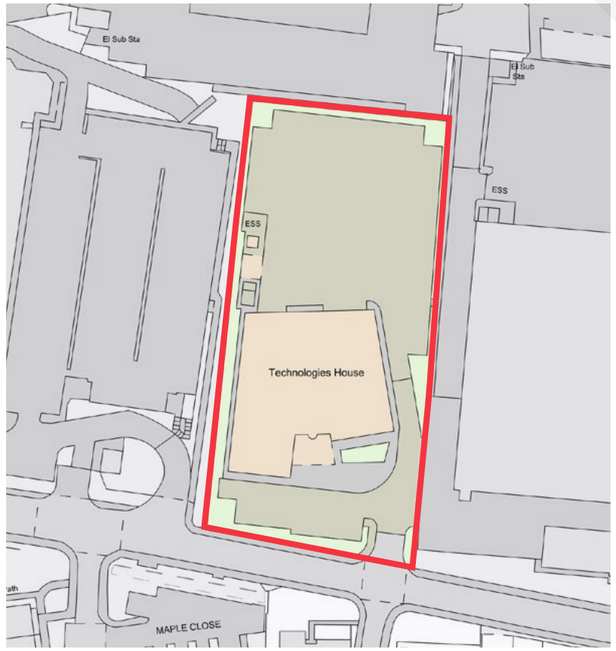
THE SITE

TENURE

The property is held Freehold (Title Number HD528113).

SITE AREA

The site extends to approximately 1.41 acres.



For indicative purposes only.
Not to scale.

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TENANCY

The property is single let to Henkel Limited expiring on 30 July 2029.

The property has been measured in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018) providing the following approximate Net Internal Area (NIA):

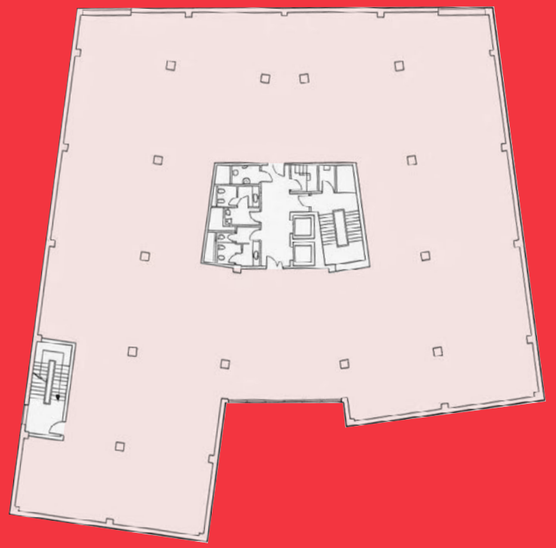
Tenant	Floor Area (Sq Ft)	Headline Rent (Per Annum)	Headline Rent PA (Per Sq Ft)	Lease Start	Lease Expiry	Rent Review	Break	Unexpired Term	Comments
Henkel Ltd	36,278	£931,955.40	£25.69	31/07/2014	30/07/2029	-	-	2.75	The lease is inside the 1954 Act



SCHEDULE OF AREAS

Floor	Sq Ft	Sq M
Second (Office)	12,113	1,125.3
First (Office)	12,114	1,125.4
Ground (Office)	11,176	1,038.3
Ground (Reception)	875	81.3
TOTAL	**36,278**	**3,370.3**

TYPICAL FLOOR PLAN



For indicative purposes only.
Not to scale.


Fire exit
FUTURE READY

COVENANT

HENKEL LIMITED

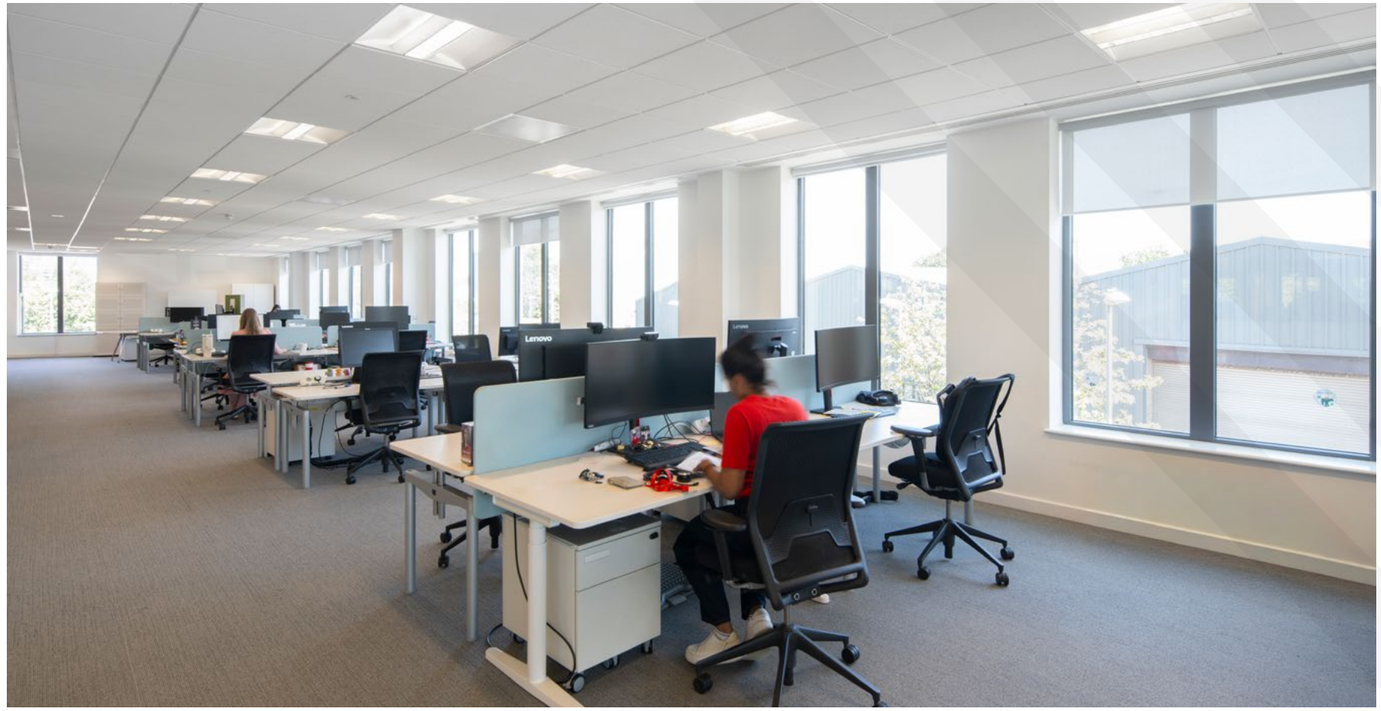
Henkel Limited is the UK subsidiary of Henkel AG & Co. KGaA, a global consumer and industrial products company operating across two business areas: Adhesive Technologies and Consumer Brands.

Its Adhesive Technologies division is a leading manufacturer of adhesives, sealants and functional coatings globally, with brands including Loctite. Its Consumer Brands division owns a portfolio of established consumer brands, including Persil and Schwarzkopf. Founded in 1876 and headquartered in Düsseldorf, Germany, Henkel employs approximately 52,000 people worldwide.

Henkel Limited have a D&B rating of 5A 1 indicating a minimal risk of business failure.

Henkel Limited's most recent public accounts are shown below:

	31/12/2025 (£000's)	31/12/2024 (£000's)	31/12/2023 (£000's)
Sales/ Turnover	317,501	331,477	339,406
Profit / (Loss) Before Tax	28,102	22,163	11,423
Tangible Net Worth	128,969	103,174	80,220









SOUTH EAST OFFICE MARKET



Seebeck House, Milton Keynes



Sky Labs, Brentwood

OCCUPATIONAL MARKET

South East take-up reached 574,886 sq ft in Q2 2026, down 19% on the previous quarter and 27% below the five-year quarterly average.

Occupier demand remained heavily skewed toward quality space, with Prime and Grade A stock accounting for 99% of all take-up, despite a 19% quarter-on-quarter decline to 570,135 sq ft.

Recent occupational activity in Hemel Hempstead demonstrates occupiers' continued drive towards high-quality office space. Recent lettings of refurbished accommodation include two deals at Breakspear Park to Niterra UK and Belkin, both of which completed in March and achieving £34.00 psf across 10-year leases (five-year breaks). In January, Optoma Holding leased part of the second floor of The Maylands Building, comprising 8,411 sq ft, on a four-year lease at £26.50 per sq ft.

INVESTMENT MARKET

Investment volumes across the South East office market totalled £148.1 million in Q2 2026. While activity remained below both the previous quarter and the five-year quarterly average, the market continues to be characterised by a highly selective investor base focused on quality opportunities.

Whilst transaction volumes remained subdued, investor appetite for well-located assets with strong underlying fundamentals remains evident. Capital continues to target high-quality buildings offering secure income, strong tenant covenants and the potential to capture future rental growth, reflecting an ongoing focus on long-term value rather than transactional volume.

INVESTMENT COMPARABLES

Sale Date	Property	Price	NIY	Capital Value (£ psf)	Income Profile
Available	Arlington Berkshire Park, Reading	Q. £9.54m	Q. 9.00%	Q. £318	Single let to Theale Baird House Centre (Guarantee from IWG Global Investment Sarl). Unexpired term of 9.50 years
Available	Western Peninsula, Bracknell	Q.£3.5m	Q.10.50%	Q. £134	Single let to Abri Group Unexpired term of 1.30 years
Sep-26	Sky Labs, Brentwood	£11.75m	8.85%	£298	Single let to Sky CP Unexpired term of 7.75 years
Feb-26	Seebeck House, Milton Keynes	£7.7m	10.50%	£192	Single let to EMW Law LLP Unexpired term of 10.00 years
Oct-25	Dreams HQ, High Wycombe	£7.5m	8.74%	£153	Single let to Dreams Unexpired term of 5.00 years
Sep-25	Teal House, Amersham	£4.525m	9.75%	£203	Single let to The Entertainer Unexpired term 4.00 years


Gate 1
Henkel
HARIMA UK LTD.
HARIMA

EPC

The property has an EPC rating of A (23). A copy of the certificate is available in the data room.

VAT

We understand the property is elected for VAT and we anticipate the sale will proceed by way of a Transfer of Going Concern (TOGC).

AML

To discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder. In submitting an offer, you agree to provide such information following agreement to the Heads of Terms.

PROPOSAL

Offers are sought in the region of £7,500,000 (Seven Million Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 11.65% and a capital value of £207 per sq ft.

DATA ROOM

Access can be provided upon request.

CONTACTS

If you would like to inspect the property, or if you require any further information, then please contact:

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MISREPRESENTATION ACT 1967

Cushman & Wakefield LLP (and their joint agents if appointed) for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2026

MADE BY TAYLER REID

