

HERTFORD LOGISTICS HUB

TO LET | HIGH QUALITY NEW & REFURBISHED
INDUSTRIAL / DISTRIBUTION WAREHOUSES

HERTFORD LOGISTICS HUB

Hertford Logistics Hub comprises an exciting development situated in a prime South-East location with excellent links to the region's principle arterial highways network.

The development occupies a prime 12 acre site consisting of two phases delivering a mix of 16 brand-new and extensively refurbished space all delivered to a Grade-A standard / specification. The scheme will offer a range of individual unit sizes from 5,834 sq ft to 42,418 sq ft and can accommodate combinations up to 119,987 sq ft - providing the flexibility to cater to a wide range of occupier requirements.

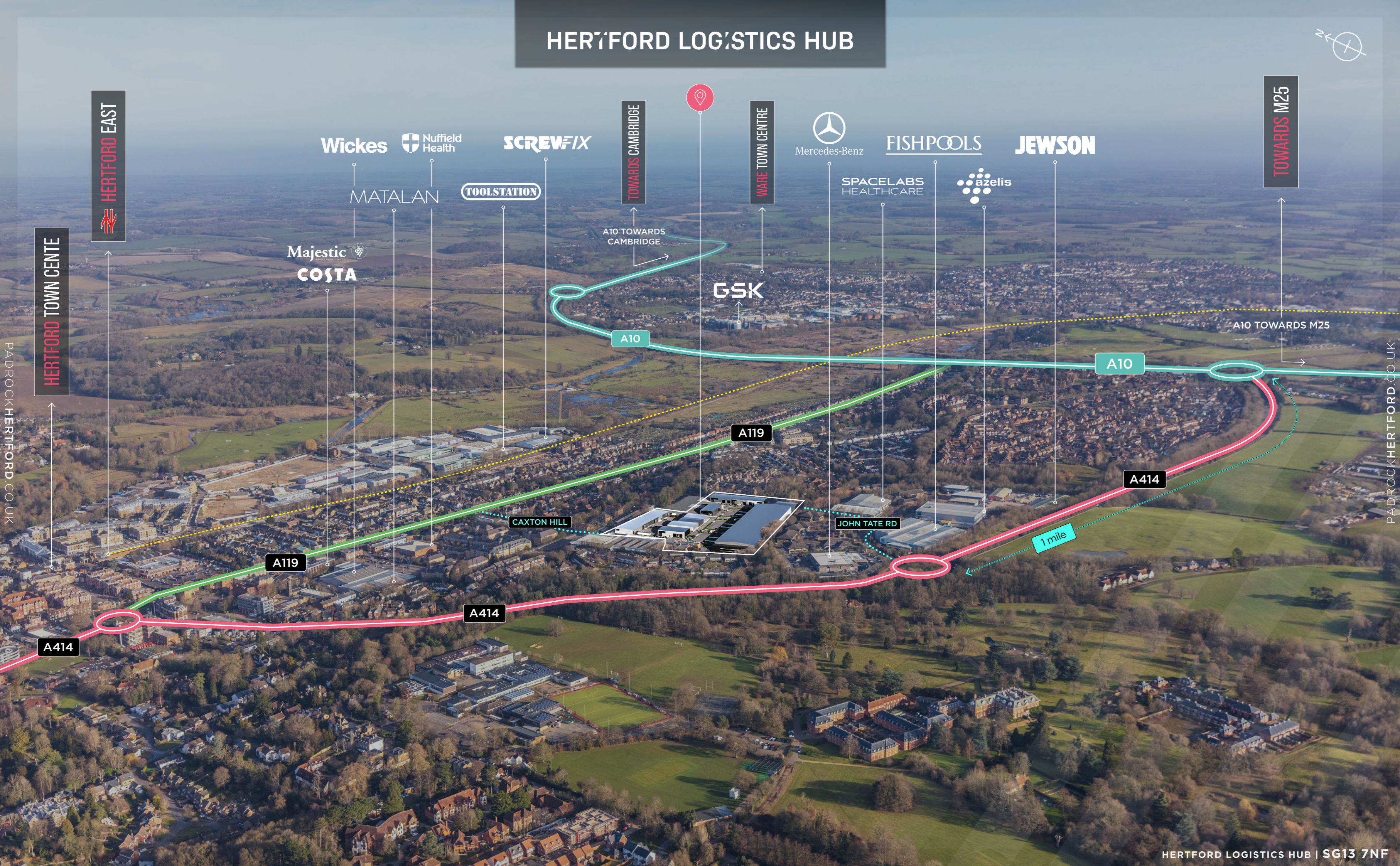
The scheme will cater to a range of employment uses falling under Use Classes Class Eg(iii), B2, B8 - and will be delivered in two phases from June 2023.

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HERTFORD LOGISTICS HUB



HERTFORD TOWN CENTRE

HERTFORD EAST

Wickes Nuffield Health

MATALAN

TOOLSTATION

SCREWFIX

TOWARDS CAMBRIDGE

WARE TOWN CENTRE

Mercedes-Benz

FISHPOOLS

JEWSON

TOWARDS M25

Majestic COSTA

A10

GSK

A10 TOWARDS M25

A119

CAXTON HILL

JOHN TATE RD

A414

1 mile

A119

A414

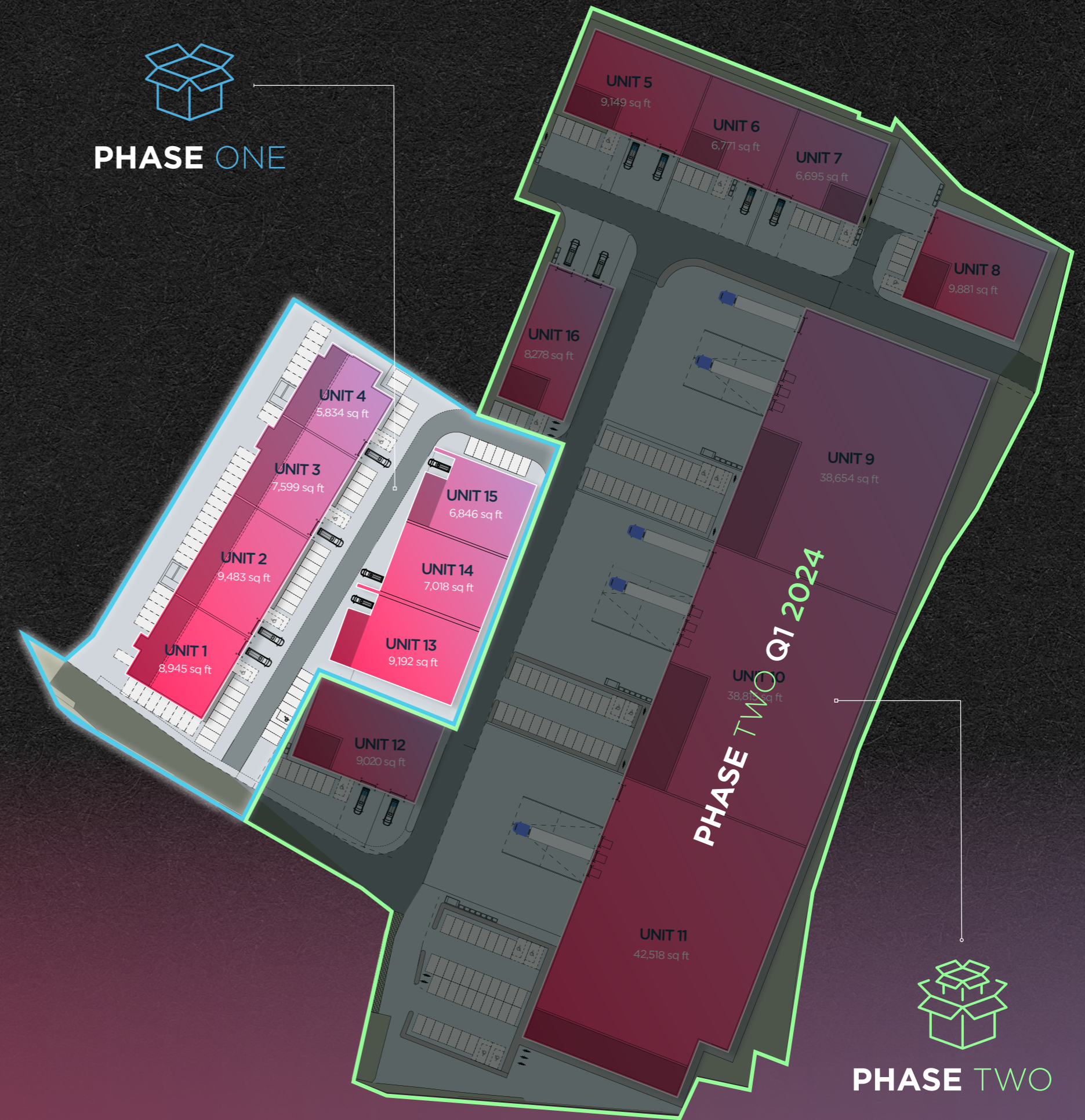
A414

REFURBISHED UNITS

PHASE ONE FROM JUNE 2023

Phase One comprises seven existing high-quality facilities to be extensively refurbished. The units range from 5,834 to 9,483 sq ft, arranged in opposing terraces benefiting from generous parking provision, delivered to a Grade-A specification. Units can be taken in isolation or in combination to suit individual occupier requirements.

The first three units of this exciting scheme will be delivered from June 2023.



PHASE ONE

PHASE TWO

- 6m Eaves Height
- 3 Phase Power Supply
- 15m Yards
- Level Access Loading Doors
- 4m High Loading Doors

- EPC Rating Minimum 'B'
- EV Charging Ready
- Grade A Specification
- 1st Floor Offices
- LED Lighting

- Comfort Cooling/ Heating
- 45 Minute Commute To Central London
- Multiple Unit Scheme
- Refurbished Units Available
- Ability To Combine Units

PHASE ONE 5,834 TO 9,483 SQ FT AVAILABLE

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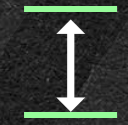
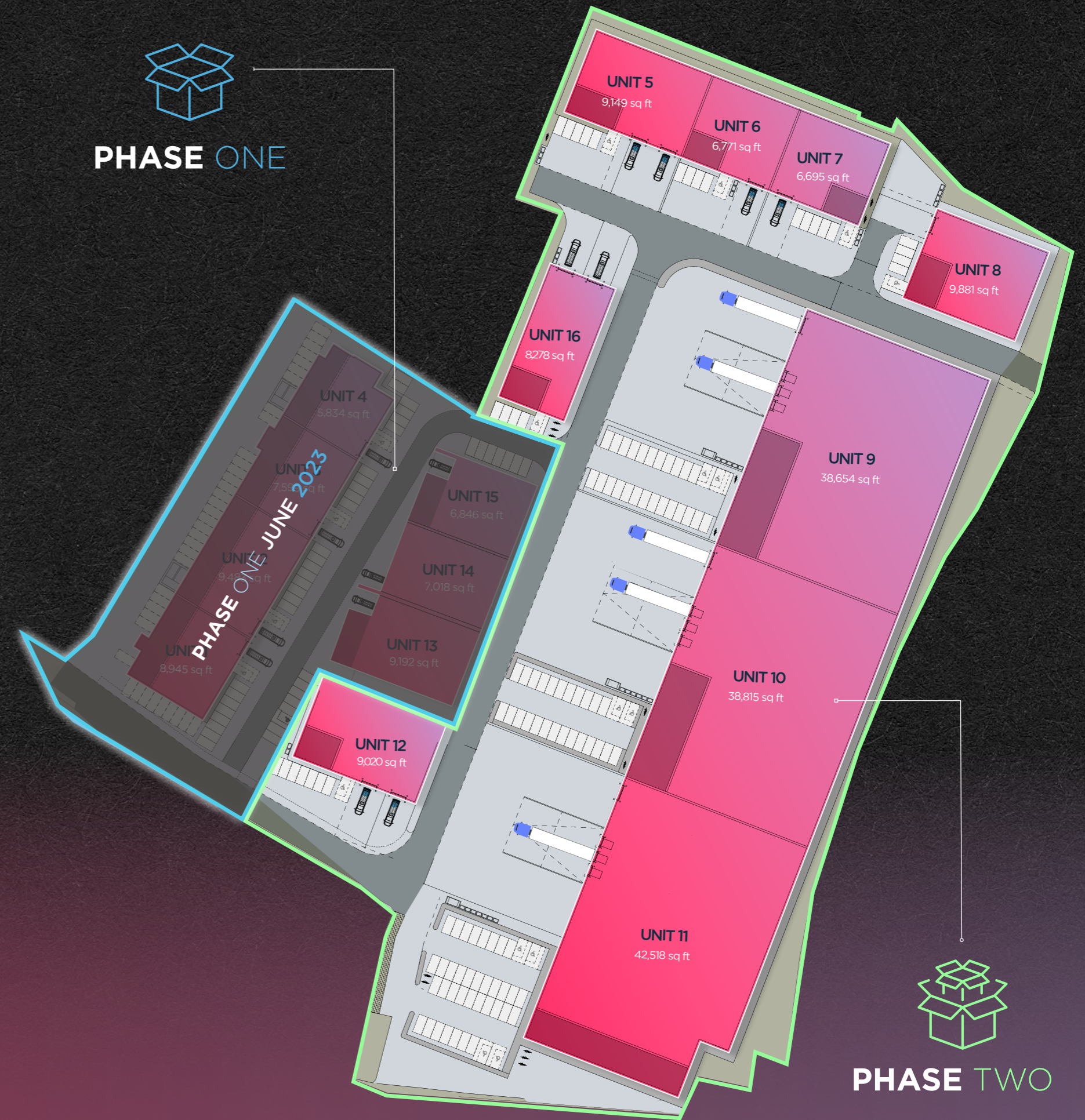
PHASE ONE UNITS THIRTEEN-FIFTEEN | HERTFORD LOGISTICS HUB | **SG13 7NF**

BRAND NEW PHASE TWO Q1 2024

Phase Two comprises a total of 169,781 sq ft; consisting of 9 prime brand-new individual units ranging from 6,695 to 42,518 sq ft. Units are available in isolation or in combination to suit individual occupier requirements providing unrivalled flexibility up to 119,987 sq ft.

The scheme incorporates the highest standards of design and offers self-contained, secure sites with generous parking provision and enhanced ESG credentials - all delivered in an attractive Grade-A environment.

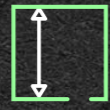
Phase Two of this exciting scheme will be delivered in Q1 2024.



8 - 12m
Eaves Height



3 Phase Power
Supply



5-35m
Yards



35-50
kN/sqm



Dock & Level Access
Loading Doors



Ability to Combine
Units 9-11



BREEAM
'Excellent'



EPC Rating
'A'



EV Charging
Points



Grade A
Specification



Shower
Facilities



1st Floor
Offices



Comfort Cooling/
Heating



Amenity Space/
Pocket Park



45 Minute Commute
To Central London



PHASE TWO

PHASE TWO 6,695 TO 42,518 SQ FT AVAILABLE

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Indicative image only

PHASE TWO UNIT **TWELVE** | HERTFORD LOGISTICS HUB | **SG13 7NF**

GREEN CREDENTIALS

HERTFORD LOGISTICS HUB

Padrock employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.



ELECTRIC VEHICLE CHARGING POINTS



PHOTOVOLTAIC PANELS

BREEAM®

TARGETING 'EXCELLENT' RATING



SECURE CYCLE PARKING



HIGH PERFORMANCE CLADDING



MINIMUM EPC 'A' RATINGS



AIR SOURCE HEAT PUMPS



AMENITY SPACE/POCKET PARK



BIODIVERSITY NET GAIN 42.5%



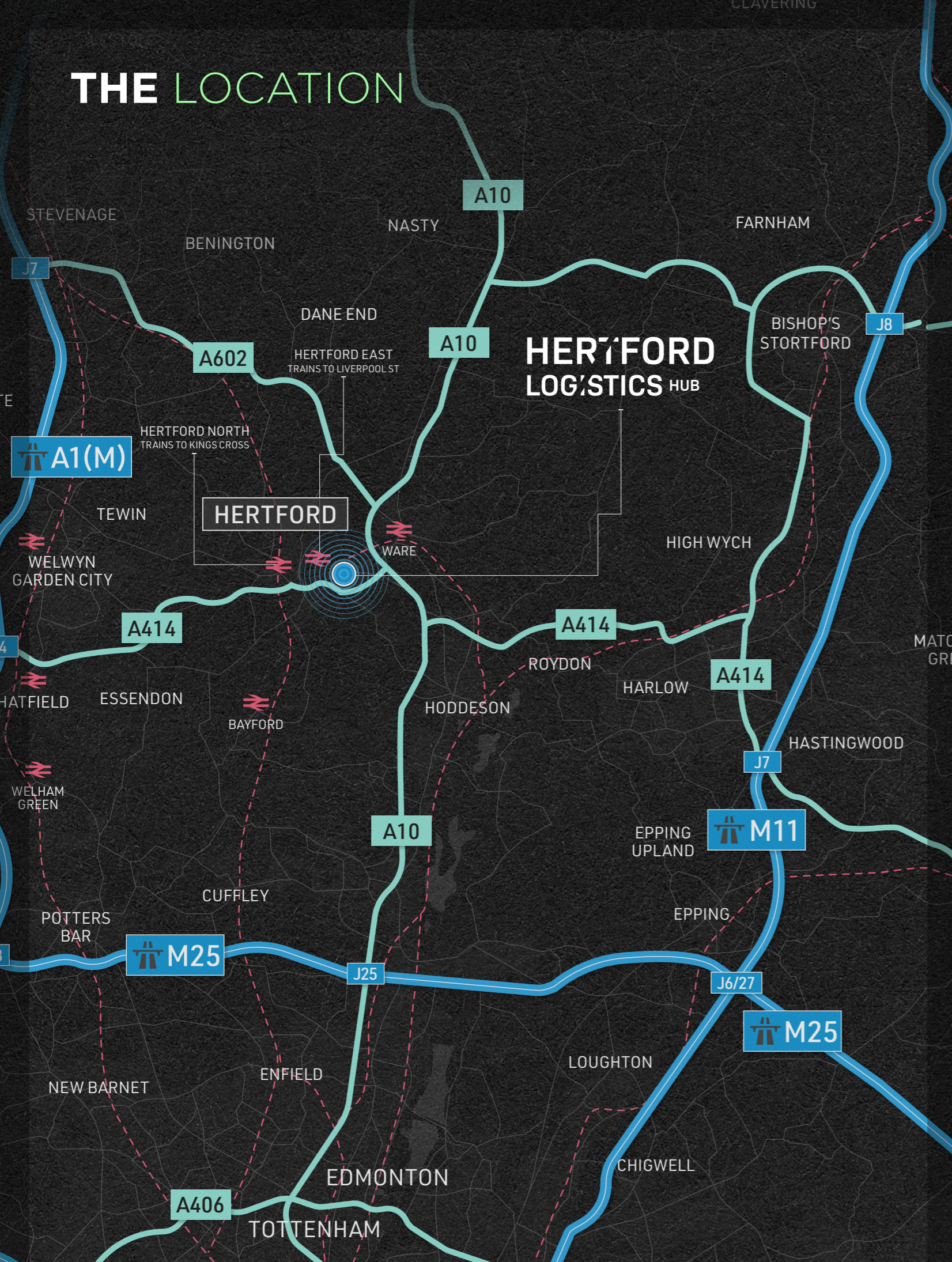
10% WAREHOUSE ROOF LIGHTS



NET ZERO CARBON CONSTRUCTION



THE LOCATION

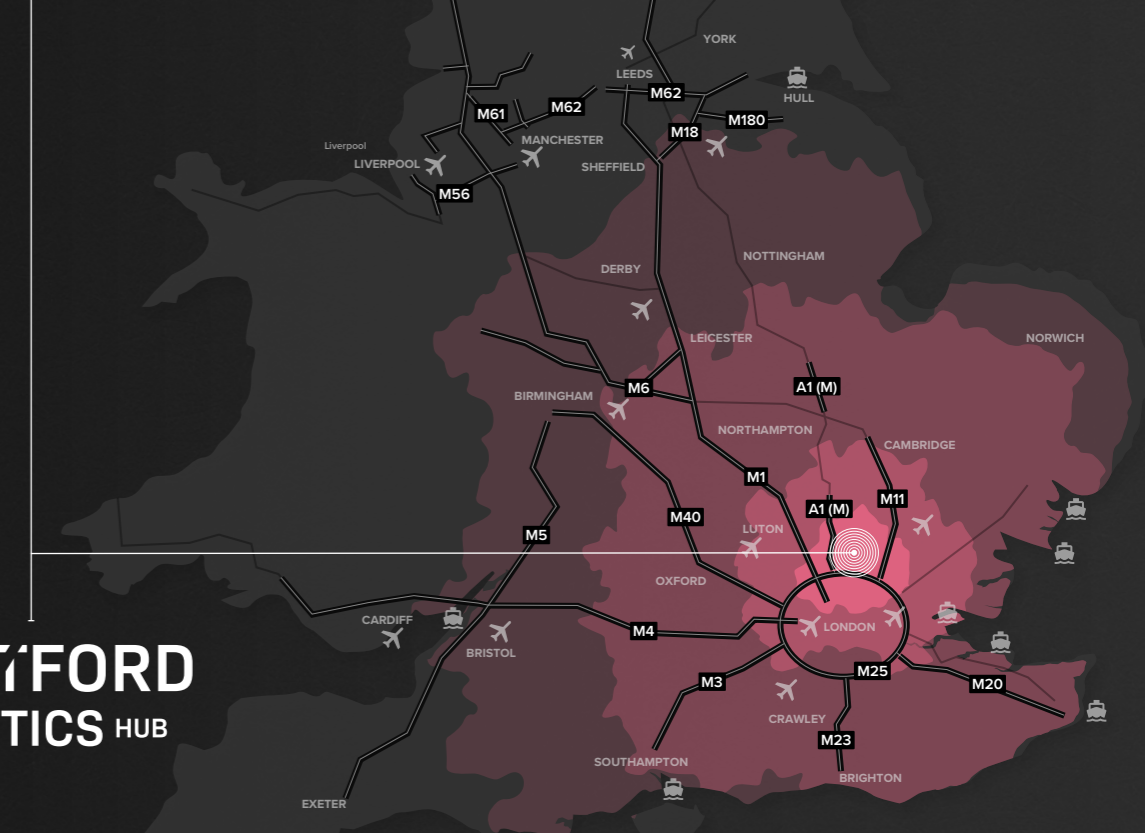
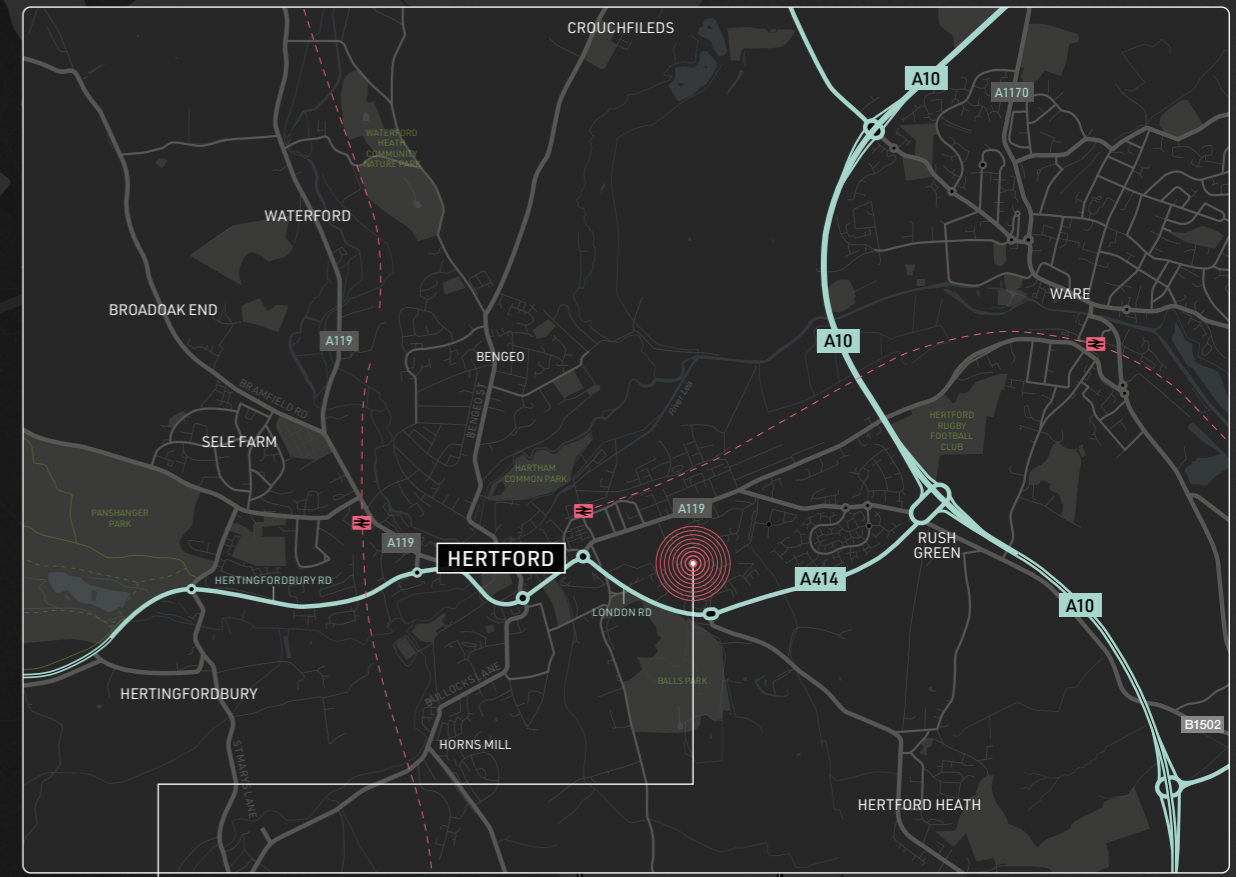


A10	1.5 MILES
A1	8 MILES
M25 (J25)	10 MILES
CENTRAL LONDON	31 MILES
CAMBRIDGE	34 MILES

HERTFORD EAST STATION	0.7 MILES
HERTFORD NORTH STATION	1.6 MILES
CENTRAL LONDON	1 HOUR

LUTON	20 MILES
STANSTED	20 MILES
LONDON CITY	34 MILES
HEATHROW	39 MILES

PORT OF TILBURY	39 MILES
LONDON GATEWAY	42 MILES
FOLKESTONE	95 MILES
PORT OF DOVER	100 MILES



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