

AVAILABLE



Hertford Logistics Hub, Caxton Hill, Hertford, SG13 7NF

A PRIME NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

Tenure	To Let
Available Size	5,242 to 116,305 sq ft / 487 to 10,805.09 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon Enquiry

- Multiple Unit Scheme
 - 5,242 to 114,884 sq ft
 - Low Site Cover
 - Self-contained yards
 - Grade A Specification
 - 8 - 12m Eaves Height
 - Dock & Level Access
 - 30-50m Yards
- Loading Doors

Description

Phase 1 - Available June 2023

Unit 13, Unit 14, Unit 15

Phase 2 - Available Q4 2023

Unit 5-11

Phase 3 - Available Q1 2024

Unit 1-4

Phase One/Three comprises seven existing high-quality facilities to be extensively refurbished.

The units range from 5,242 sq ft to 8,804 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.

Phase One (units 13, 14 & 15) of this exciting scheme will be delivered in April 2023.

Phase Three (units 1, 2, 3 & 4) to be refurbished from c.Sept 2023 when the existing tenant's

lease expires and will be delivered February 2024

Phase Two comprises a total of 151,956 sq ft; consisting of 9 prime brand-new individual units ranging from 6,157 sq ft to 41,118 sq ft. Units are available in isolation or in combination to suit individual occupier requirements providing unrivalled flexibility up to 114,884 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.

Location

The site is located in the South East of England, within Hertfordshire and forms part of the London commuter belt.

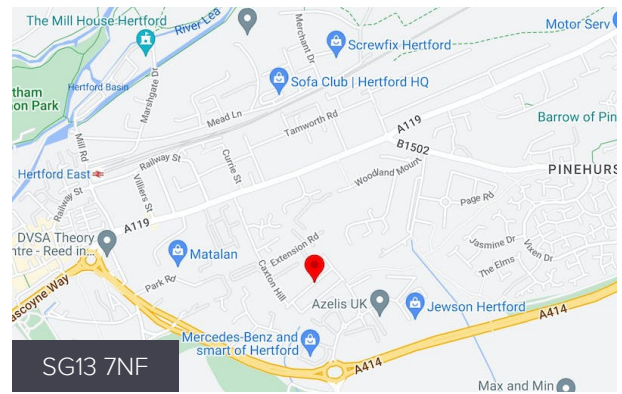
Hertford is quickly catching up with its neighbouring locations of Welwyn Garden City and Hoddesdon two very successful industrial locations. With similarly strong location credentials, Caxton Hill proves to have strong potential for industrial and logistics stock.

The subject site is situated on the northern quadrant of Foxholes roundabout, on the A414. The A414 runs laterally from east to west connecting a number of key urban areas from Hemel Hempstead to Maldon.

The site is located 7.7 miles east of Welwyn Garden City, 9.7 miles west of Harlow, 13.6 miles north of Enfield, 12.2 miles south of Stevenage and 40.3 miles north of Central London.

Accommodation

Name	sq ft	sq m	Availability
Unit - 1	8,804	817.92	Coming Soon
Unit - 2	8,805	818.01	Coming Soon
Unit - 3	6,986	649.02	Coming Soon
Unit - 4	5,242	487	Coming Soon
Unit - 5	8,504	790.05	Coming Soon
Unit - 6	6,351	590.03	Coming Soon
Unit - 7	6,157	572	Coming Soon
Unit - 8	9,117	847	Coming Soon



Viewing & Further Information

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Name	sq ft	sq m	Availability
Unit - 9	37,416	3,476.06	Coming Soon
Unit - 10	37,771	3,509.04	Coming Soon
Unit - 11	41,118	3,819.99	Coming Soon
Unit - 12	8,288	769.98	Coming Soon
Unit - 13	8,299	771	Available
Unit - 14	6,501	603.96	Available
Unit - 15	6,103	566.99	Available

Viewings

To view the premises and for any additional information please contact the joint sole agents.

Terms

Terms Upon Application