



OCTURA

Harpden | Hertfordshire AL5 1PW

High quality industrial/warehouse units
with trade counter consent totalling
58,920 sq ft (5,481 sq m)

1,880-19,070 sq ft (175-1,773 sq m)

TO LET Available Q2 2025





“The vision for Octura is to create a best in class development.”



A premium high-quality scheme, that delivers on all fronts

Octura is strategically situated in the heart of Harpenden. The development offers unparalleled accessibility with excellent road, rail and air links offering effortless connections to customers and suppliers.

The scheme will consist of eight high-quality units, varying in size from 1,880 sq ft to 19,070 sq ft (175 - 1,773 sq m).

The vision for Octura is to create a best in class development, providing occupiers with the benefits of well located, energy efficient space in which to establish and grow their businesses.

Every element of the development of Octura will have the environment in mind, with materials and processes being chosen with sustainability as a priority.



CGI of Units 4, 5, 6 and 7.



BREEAM
Excellent target



EPC A
target



Clear internal
height
6.5 - 8.0 m



Level access
loading doors



PIR LED
lighting in
offices



Cycle parking



Electric car
charging points



PV roof
panels



Area Schedule GIA (approximately)

Unit 1	sq ft	sq m
Warehouse	16,550	1,538
FF Offices	2,520	235
TOTAL	19,070	1,773

Detached unit with secure yard
 8m eaves
 25 parking spaces
 2 level access loading doors

Unit 2	sq ft	sq m
Warehouse	2,060	192
TOTAL	2,060	192

6.5m eaves
 2 parking spaces
 Level access loading door

Unit 3	sq ft	sq m
Warehouse	1,880	175
TOTAL	1,880	175

6.5m eaves
 3 parking spaces
 Level access loading door

Unit 4	sq ft	sq m
Warehouse	4,710	438
FF Offices	970	91
TOTAL	5,680	529

8m eaves
 8 parking spaces
 2 level access loading doors

Unit 5	sq ft	sq m
Warehouse	8,580	798
FF Offices	1,410	131
TOTAL	9,990	929

8m eaves
 11 parking spaces
 2 level access loading doors

Unit 6	sq ft	sq m
Warehouse	7,270	676
FF Offices	1,230	115
TOTAL	8,500	791

8m eaves
 6 parking spaces
 Level access loading door

Unit 7	sq ft	sq m
Warehouse	5,680	528
FF Offices	1,010	94
TOTAL	6,690	622

8m eaves
 12 parking spaces
 Level access loading door

Unit 8	sq ft	sq m
Warehouse	4,040	376
FF Offices	1,010	94
TOTAL	5,050	470

8m eaves
 7 parking spaces
 2 level access loading doors





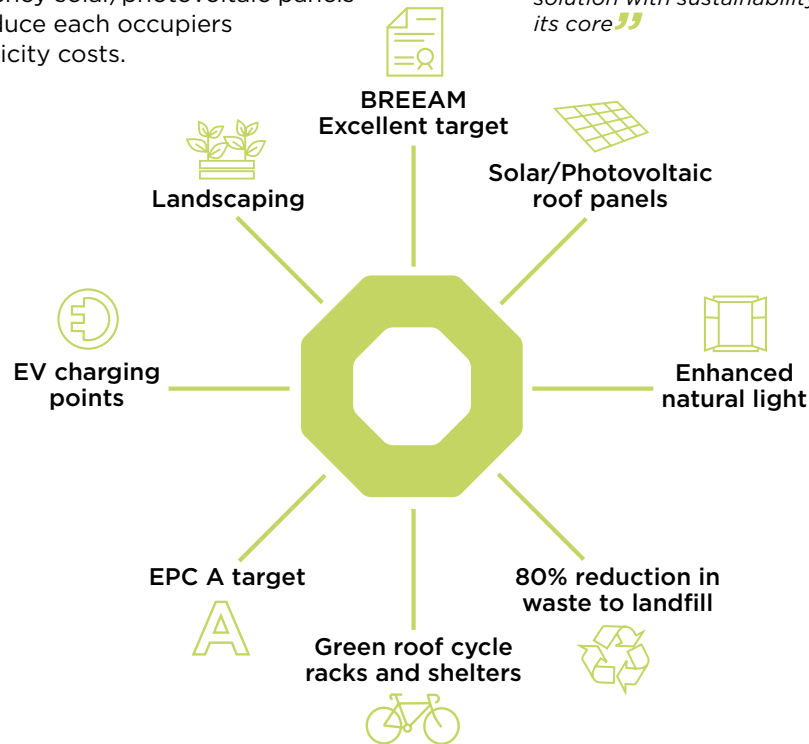
ESG credentials

The development of Octura has sustainability high on the agenda, with the scheme being built to target an EPC A rating and BREEAM Excellent.

The ESG specification will include construction materials from sustainable sources with the aim of reducing waste to landfill and reusing and recycling existing building materials where possible.

The roof system will incorporate high efficiency solar/photovoltaic panels to reduce each occupiers electricity costs.

“We want to design and build a sustainable industrial and logistics space with energy efficiency at its core which addresses the transformation required to achieve our ambitious sustainability goals. This future-proof building will achieve high levels of certification, an EPC A rating, and maximise onsite renewable energy potential. We want the space to appeal to a range of occupiers who are looking for a high performance solution with sustainability as its core”



Extensive landscaping and existing tree protection will not only enhance the estate but will be designed for noise and air pollution reduction.

Green roof and wildlife habitat panels on the cycle shelters will increase bio-diversity.





Harpenden
Town Centre 1 mile

OCTURA

Harpenden
Common

St Albans/St Pancras International
Harpenden Station/Luton

SOUTHDOWN RD

MARLBOROUGH PARK





Harpenden is an attractive town midway between Luton and St Albans

Harpenden is an attractive town that lies between St Albans and Luton with excellent road and rail connections, the latter offering a fastest journey time of only 24 minutes to St Pancras International / Eurostar. It regularly scores highly in surveys of places to live, with the Telegraph judging it Britains most desirable town in it's most recent 2023 survey. It retains a vibrant High Street with an eclectic mix of national retailers, niche local businesses and varied eateries.



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Rail Times

From Harpenden	mins
Luton Parkway	5
West Hampstead (tube connection)	17
St Pancras International/ Eurostar	24
Bedford	35
Farringdon	50
Gatwick	89

Drive Distances

	miles
Harpenden Station	1
Harpenden Town Centre	1
St Albans	4.5
Hemel Hempstead	8
Milton Keynes	30
Central London	52

Airport Distances

	miles
Luton Airport	7
Heathrow Airport	44
Stansted Airport	57

Major Roads Drive Times

	mins
M1 Junction 9	4
M25 Junction 22	8.3
A1(M) Junction 5	14
M25 Junction 22	22



Terms

Units will be available to let on new full repairing and insuring leases.

Contact the joint letting agents for more information



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HEKTA