



HERTFORD LOGISTICS HUB

**SIZES FROM 6,695 TO 23,829 SQ FT.
READY TO OCCUPY.**

**TO LET | HIGH QUALITY GRADE A
INDUSTRIAL / DISTRIBUTION WAREHOUSES**

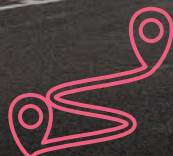
JUST 6 UNITS REMAIN

YOUR NEXT SPACE AWAITS

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.



45 MIN COMMUTE INTO
CENTRAL LONDON



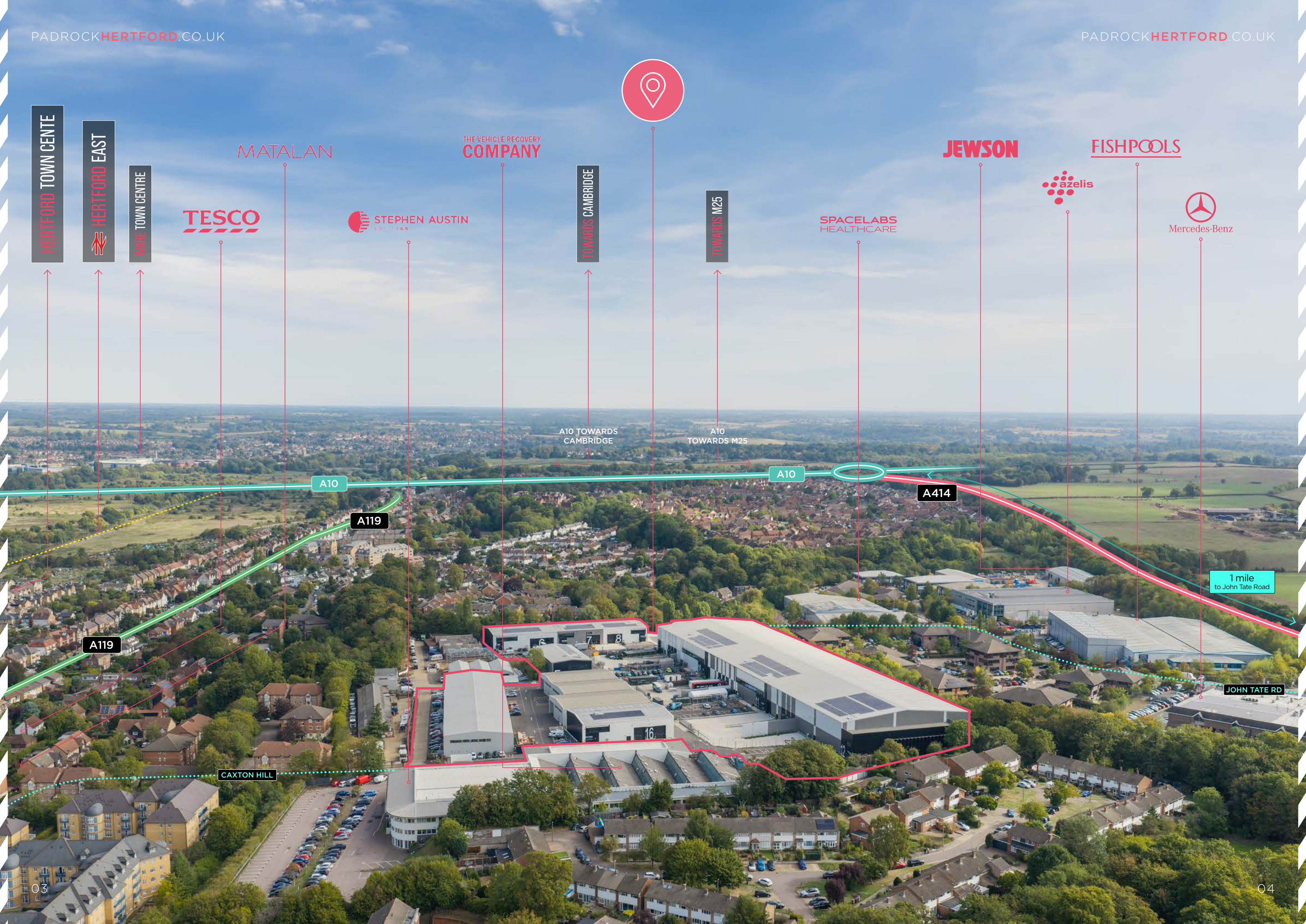
DIRECT ACCESS
ONTO THE A414



7 MIN WALK TO
HERTFORD EAST STATION



1 MILE
TO A10



HERTFORD TOWN CENTRE

HERTFORD EAST

WARE TOWN CENTRE

TESCO

MATALAN

STEPHEN AUSTIN
EST. 1768

THE VEHICLE RECOVERY
COMPANY

TOWARDS CAMBRIDGE

TOWARDS M25

SPACELABS
HEALTHCARE

JEWSON

FISHPOOLS



Mercedes-Benz

A10 TOWARDS
CAMBRIDGE

A10 TOWARDS
M25

A10

A119

A10

A414

A119

CAXTON HILL

1 mile
to John Tate Road

JOHN TATE RD

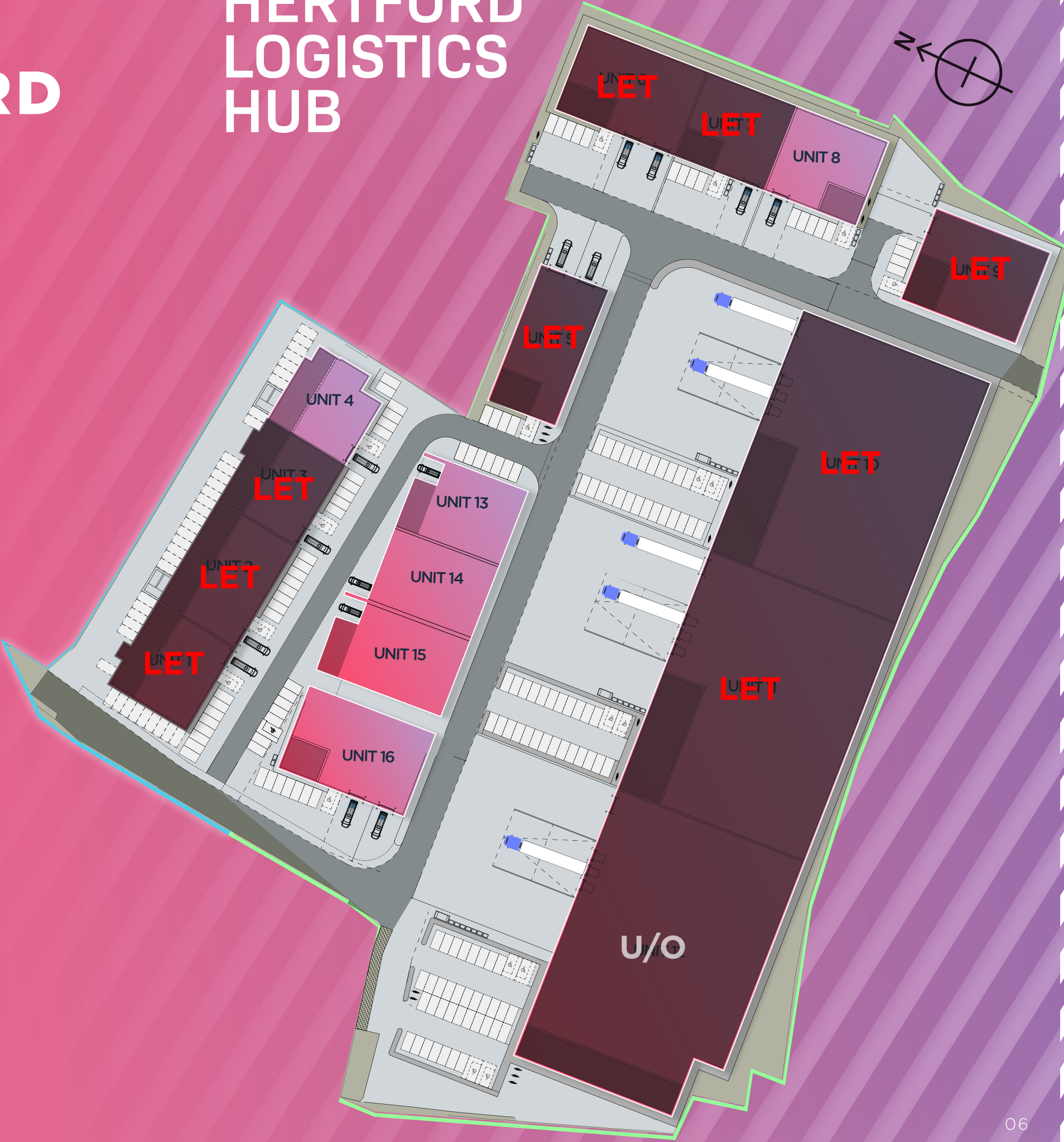
SPACE TO MOVE BUSINESS FORWARD

CURRENT AVAILABILITY
FROM 6,695 TO 23,829 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.

Unit	Eaves Height	Ground Floor	First Floor	Total
1				LET
2				LET
3				LET
4	6m	5,975	1,624	7,599
5				LET
6				LET
7				LET
8	8m	5,780	915	6,695
9				LET
10				LET
11				LET
12			UNDER OFFER	
13	6m	6,267	970	7,237
14	6m	6,058	956	7,014
15	6m	7,645	1932	9,578
16	8m	8,051	969	9,020

HERTFORD LOGISTICS HUB

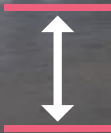




1st Floor
Offices



PV Panels Providing
262Kwp



8m
Eaves Height



Amenity Space/
Pocket Park



BREEAM
'Outstanding'



Targeting
EPC A+



FM2 Warehouse Floor &
50 kN/m2
Floor Loading



Level Access
Loading Doors



3 Phase
Power Supply



24/7
Unrestricted Access



EV
Ready



Grade A
Specification

GRADE A SPECIFICATION

GREEN CREDENTIALS

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.



EV
READY



PHOTOVOLTAIC
PANELS

BREEAM®

TARGETING
BREEAM OUTSTANDING



SECURE
CYCLE PARKING



BIODIVERSITY NET
GAIN 42.5%



10% WAREHOUSE
ROOF LIGHTS



FIT
FOR 55



RAINWATER
HARVESTING



AMENITY SPACE/
POCKET PARK



AIR SOURCE HEAT
PUMPS

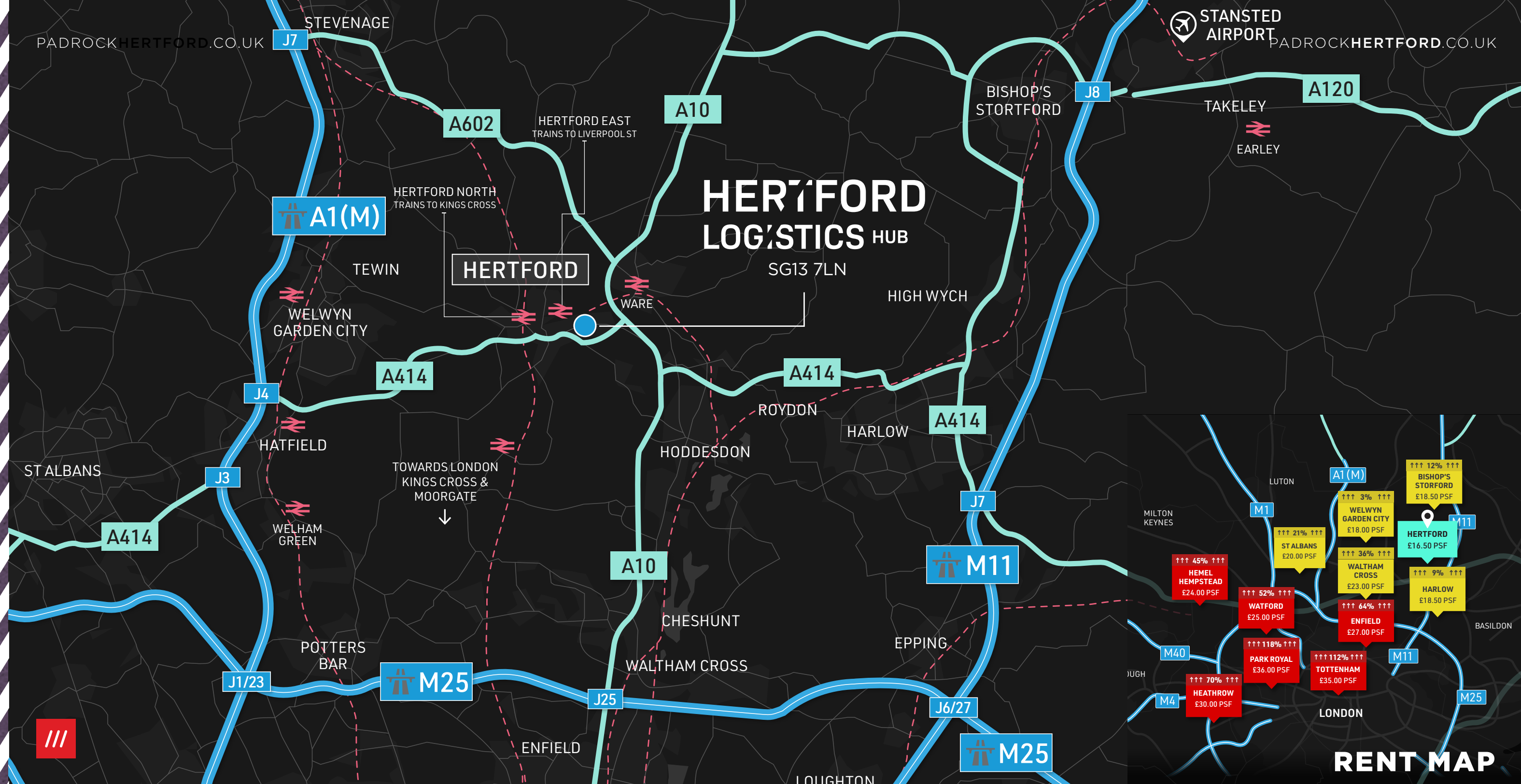


HIGH PERFORMANCE
CLADDING



TARGETING
EPC 'A+'





CLOSE TO THE CAPITAL. CONNECTED TO THE COUNTRY

Hertford Logistics Hub combines fast access to London with excellent connections across the South East. Direct links via the A414 connect to the A10, A1 and M25, while nearby Hertford East provides convenient rail access into Central London. With Cambridge, Stansted and Luton all within easy reach, it's ideally positioned for business and logistics.

	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

HERTFORD LOGISTICS HUB

Investment Manager
PAD ROCK
www.padrock.co.uk
BlackRock



SOPHIE CORDERY
+44 (0)7825 380 457
sophie.cordery@m1agency.co.uk

JONJO LYLES
+44 (0)7388 488 252
jonjo.lyles@m1agency.co.uk

JOE SALISBURY
+44 (0)7809 399 946
joe.salisbury@m1agency.co.uk

ED MORRISON
+44 (0)7527 887 530
ed.morrison@m1agency.co.uk



AARAN FORBES
+44 (0)7802 354 754
aaran@pwco.biz

TRACEY GIDLEY
01992 440 744
tracey@pwco.biz