

AVAILABLE ACROSS UNITS 10-12
UP TO 2.1MVA
AVAILABLE ACROSS UNITS 10-12

HERTFORD LOGISTICS HUB

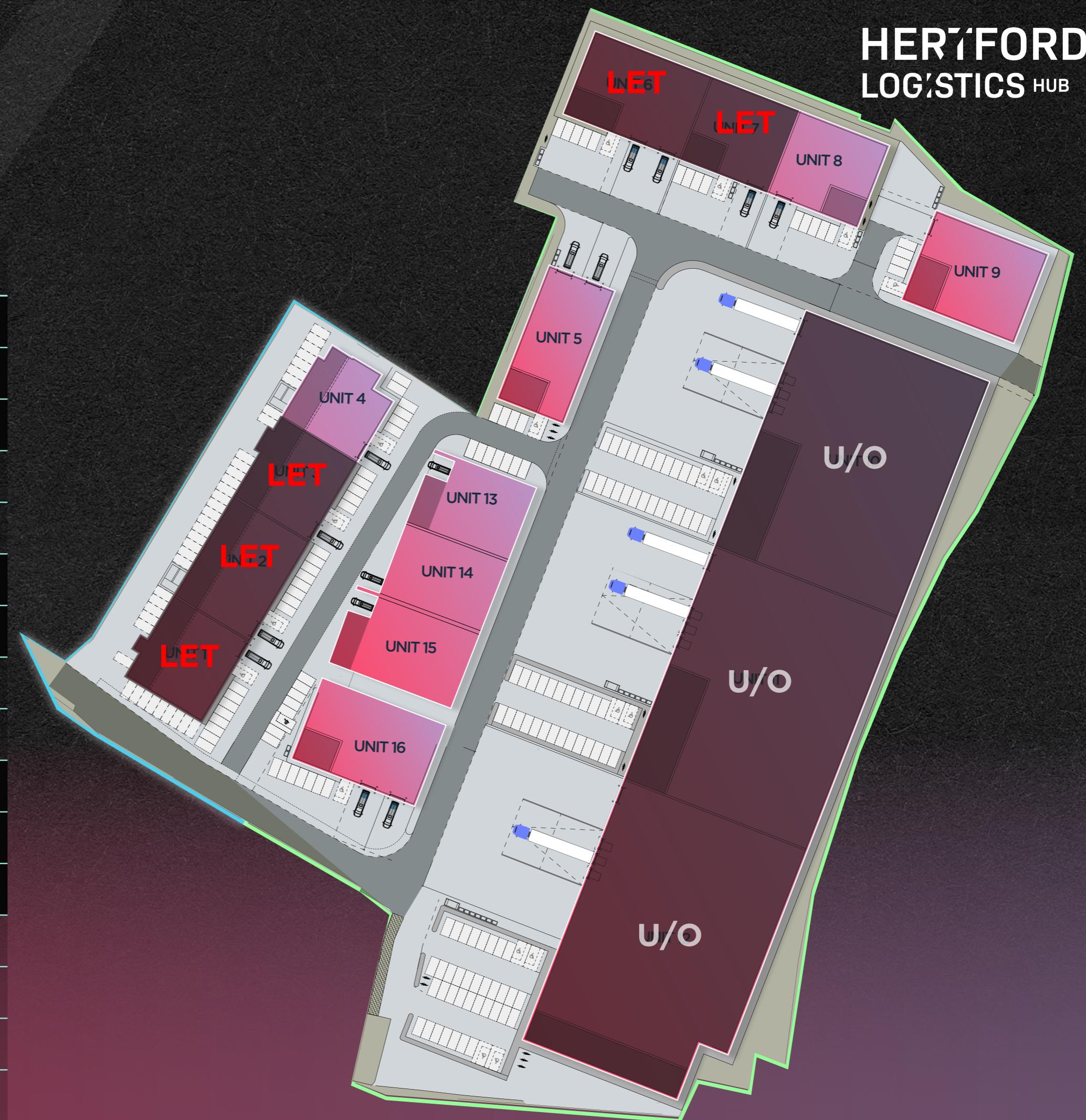
TO LET | HIGH QUALITY GRADE A
INDUSTRIAL / DISTRIBUTION WAREHOUSES



16 GRADE A LOGISTICS UNITS FROM 7,599 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.

Unit	Eaves Height	Ground Floor	First Floor	Total	
1			LET		
2			LET		
3			LET		
4	6m	5,975	1,624	7,599	
5	8m	7,201	1,076	8,277	
6			LET		
7			LET		
8	8m	5,780	915	6,695	
9	8m	8,503	1,378	9,881	
10	U/O	12m	34,638	4,015	38,653
11	U/O	12m	34,800	4,015	38,815
12	U/O	12m	38,470	4,047	42,517
13	6m	6,267	970	7,237	
14	6m	6,058	956	7,014	
15	6m	7,645	1,932	9,578	
16	8m	8,051	969	9,020	



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UNITS 10 - 12

UNITS CAN BE COMBINED OFFERING SPACE
FROM 38,654 UP TO 119,987 SQ FT

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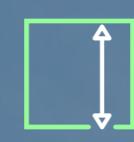
AVAILABLE ACROSS UNITS 10-12
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AVAILABLE ACROSS UNITS 10-12
UP TO 2.1MVA



12m
Eaves Height



FM2
Warehouse Floor



35m
Yards



50 kN/m²
Floor Loading



Dock & Level Access
Loading Doors



Up To 2.1mva Available
Across Units 10-12



24/7
Unrestricted Access

BREEAM®

BREEAM
'Outstanding'



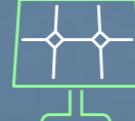
Targeting
EPC A+



EV Charging
Points



Grade A
Specification



PV Panels Providing
262kwp



1st Floor
Offices



Amenity Space/
Pocket Park

Unit	Ground Floor	First Floor	Total
10	34,638	4,015	38,654
11	34,800	4,015	38,815
12	38,470	4,047	42,518
TOTAL	119,987	107,908	12,077





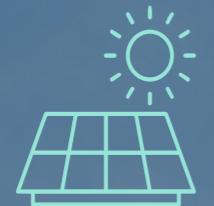
GREEN CREDENTIALS

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.

HERTFORD LOGISTICS HUB



ELECTRIC VEHICLE
CHARGING
POINTS



PHOTOVOLTAIC
PANELS

BREEAM®

TARGETING
BREEAM
OUTSTANDING



SECURE CYCLE
PARKING



BIODIVERSITY NET
GAIN 42.5%



10% WAREHOUSE
ROOF LIGHTS



HIGH PERFORMANCE
CLADDING



TARGETING
EPC 'A+'



AIR SOURCE HEAT
PUMPS



AMENITY SPACE/
POCKET PARK



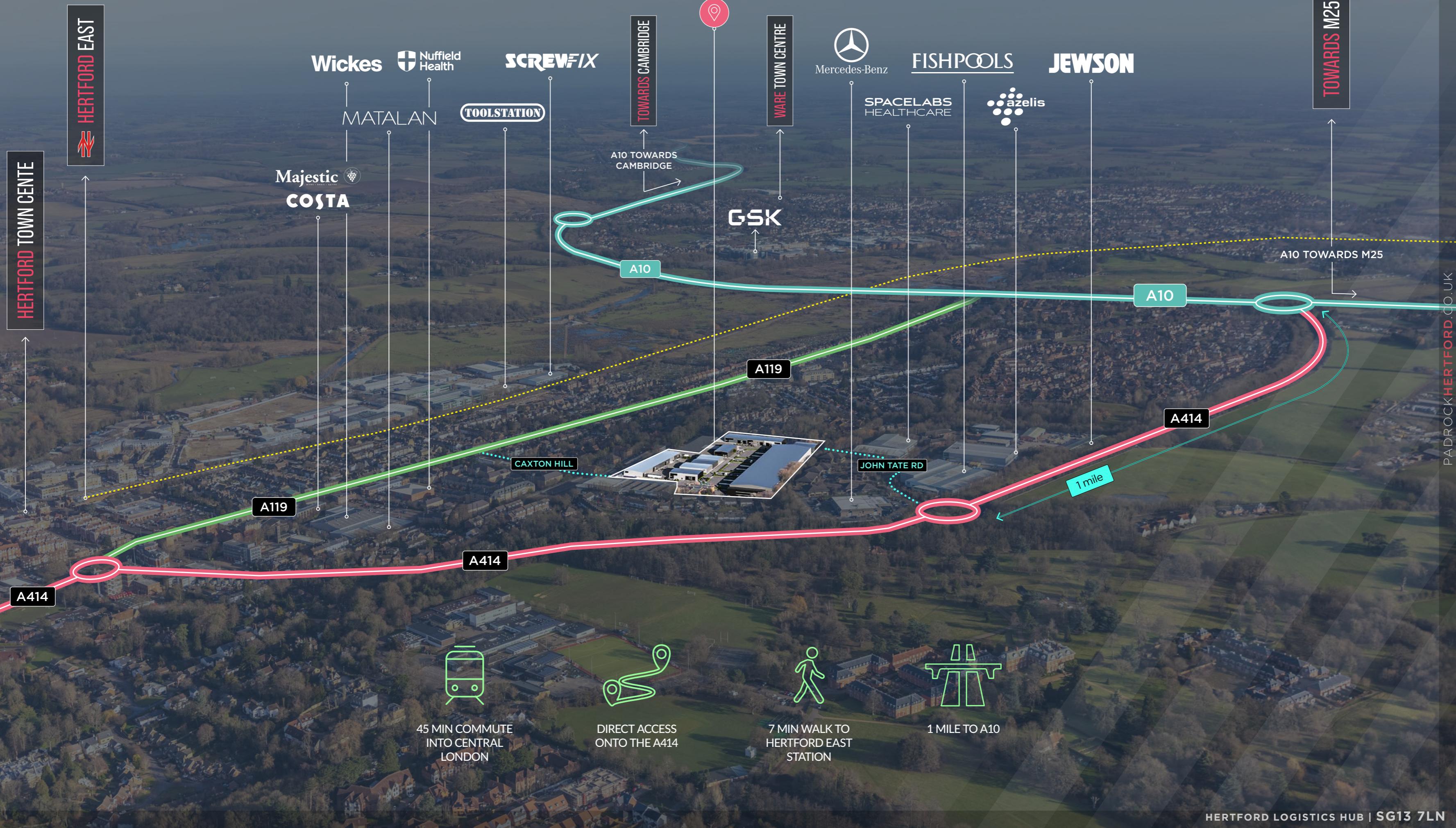
RAINWATER
HARVESTING

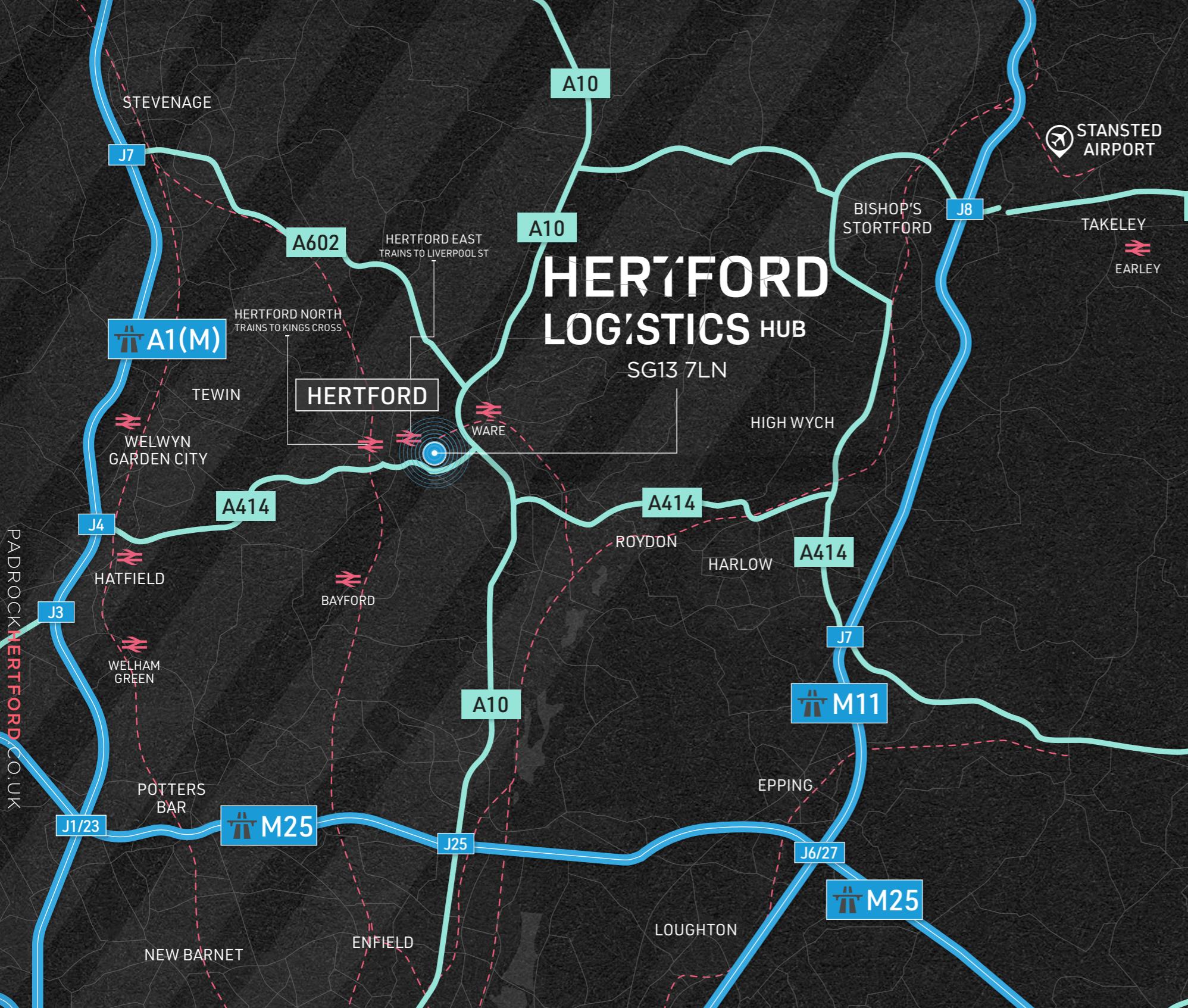


FIT FOR 55



HERTFORD LOGISTICS HUB

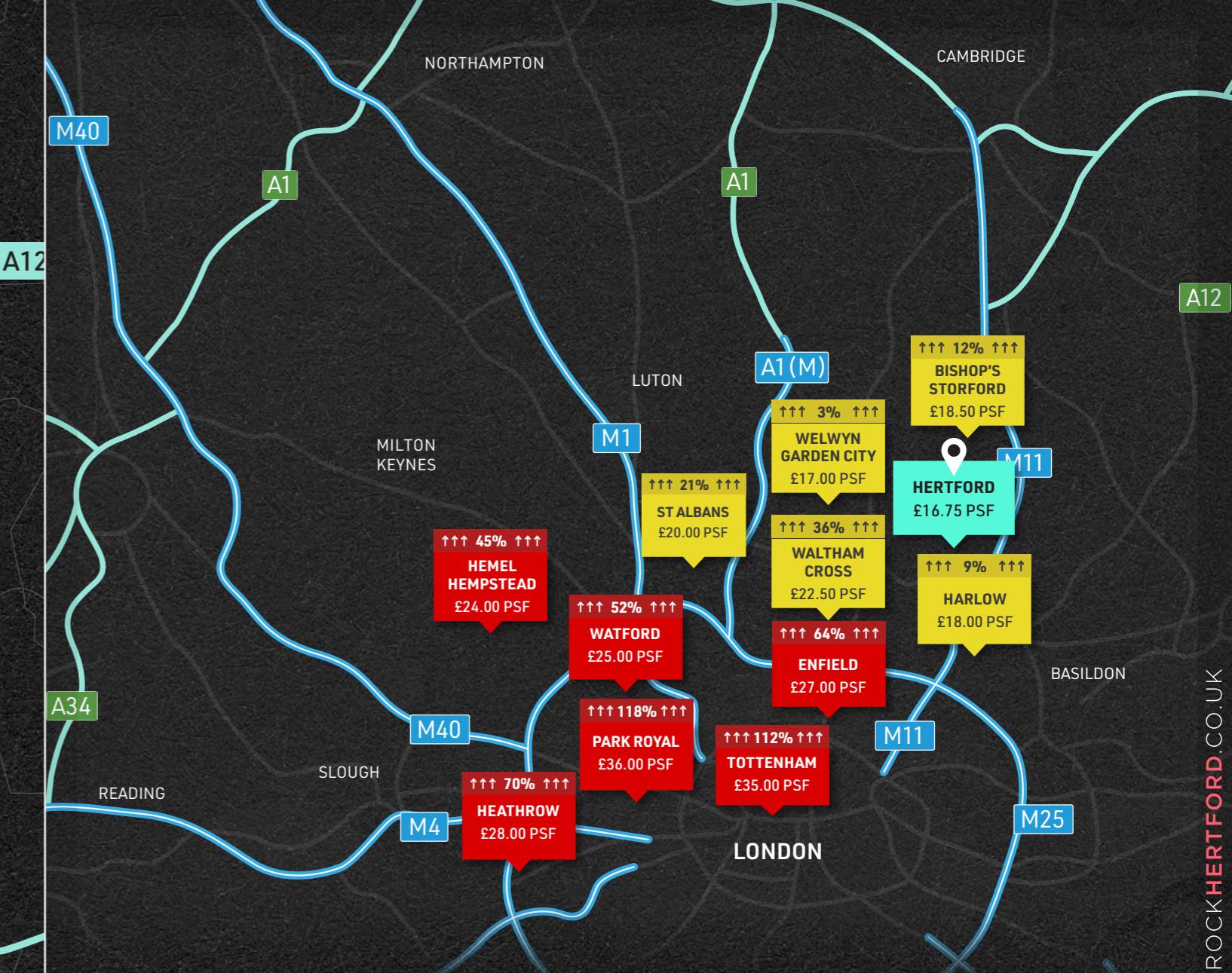




A10	1.5 MILES
A1	8 MILES
M25 (J25)	10 MILES
CENTRAL LONDON	31 MILES
CAMBRIDGE	34 MILES

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

LUTON	20 MILES
STANSTED	20 MILES
LONDON CITY	34 MILES
HEATHROW	39 MILES
PORT OF DOVER	100 MILES



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