

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

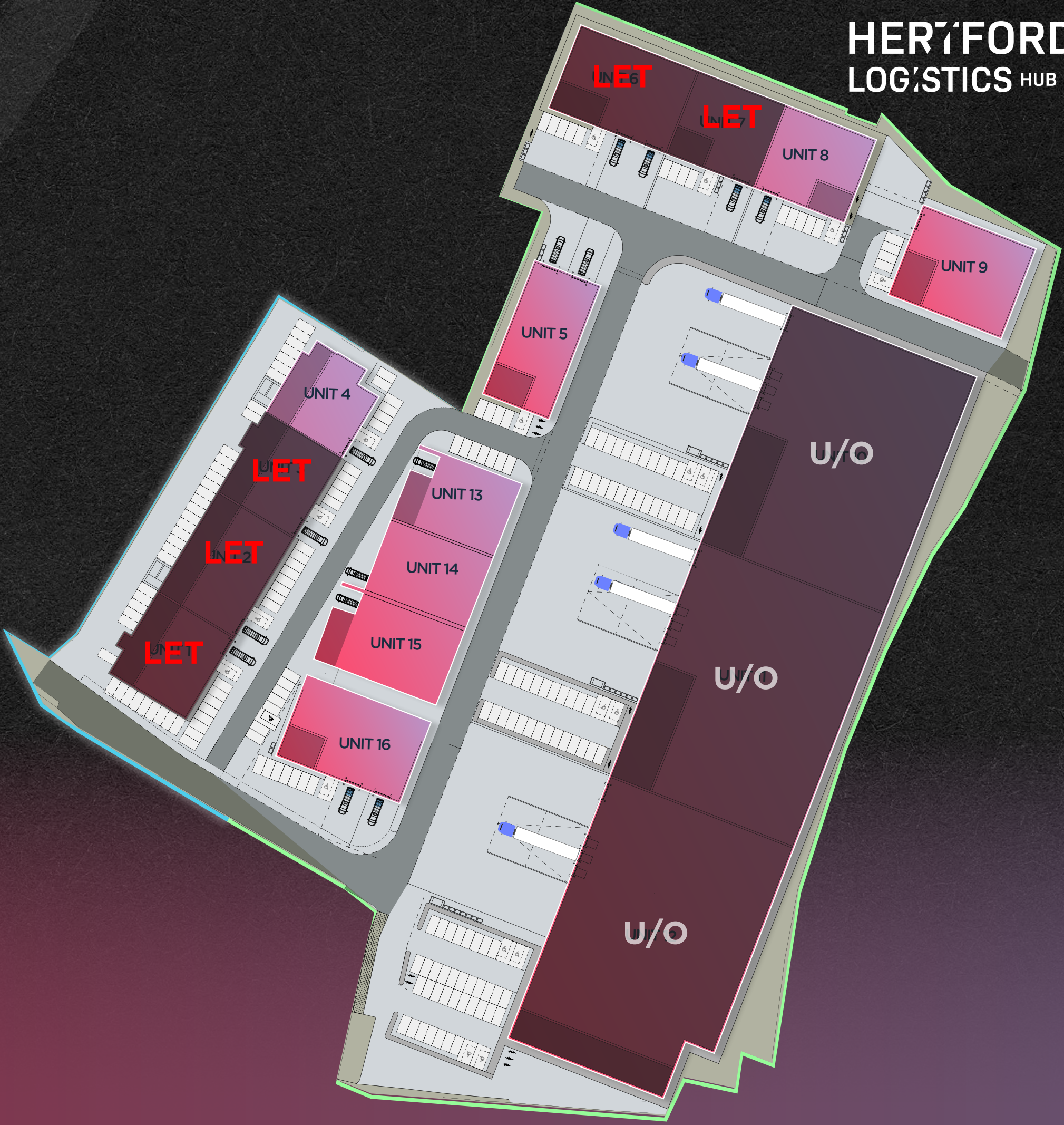


16 GRADE A LOGISTICS UNITS

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	1932	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
UP TO
2.1MVA
AVAILABLE ACROSS UNITS 10-12



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
'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

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Indicative image only

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
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

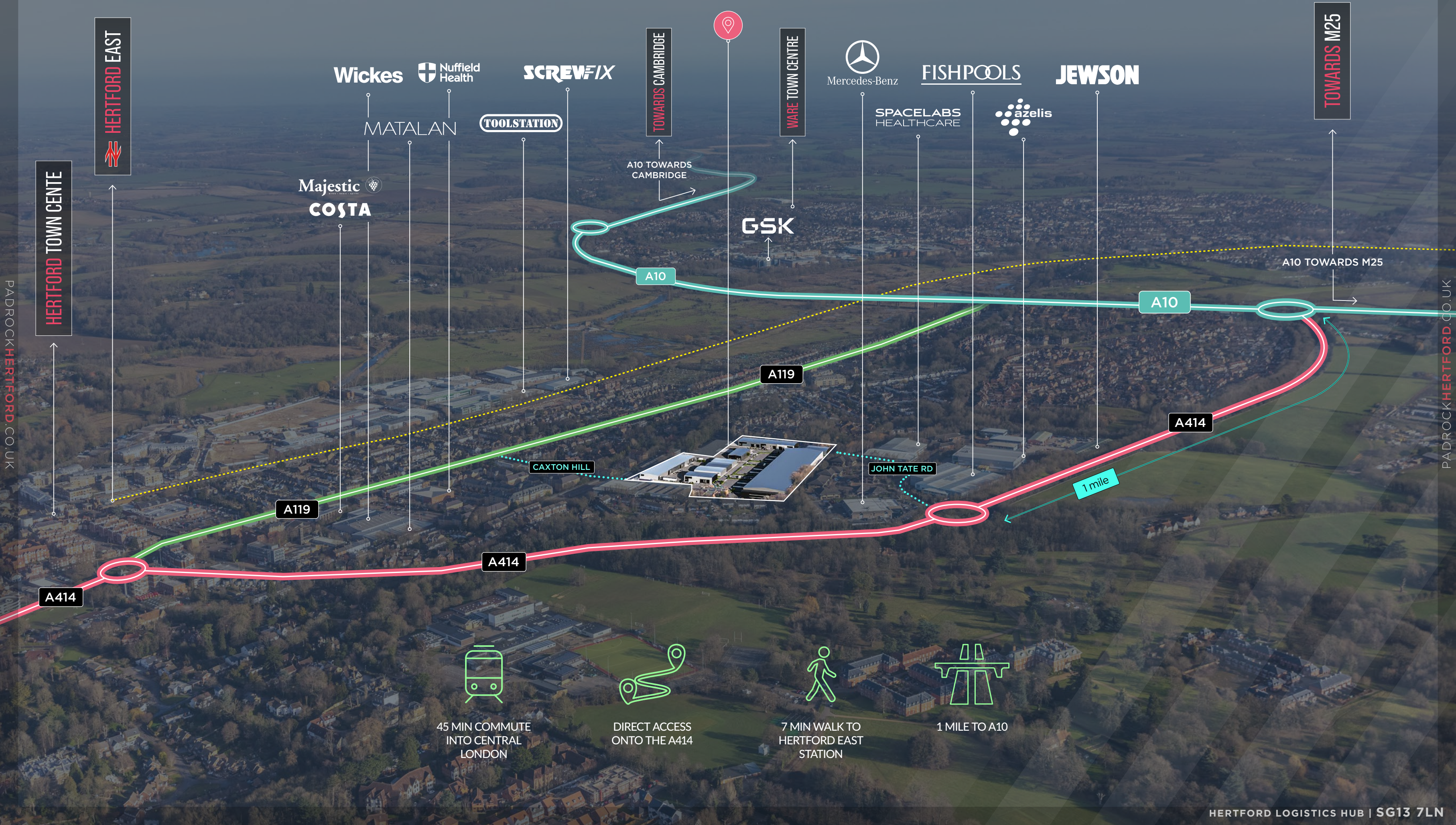


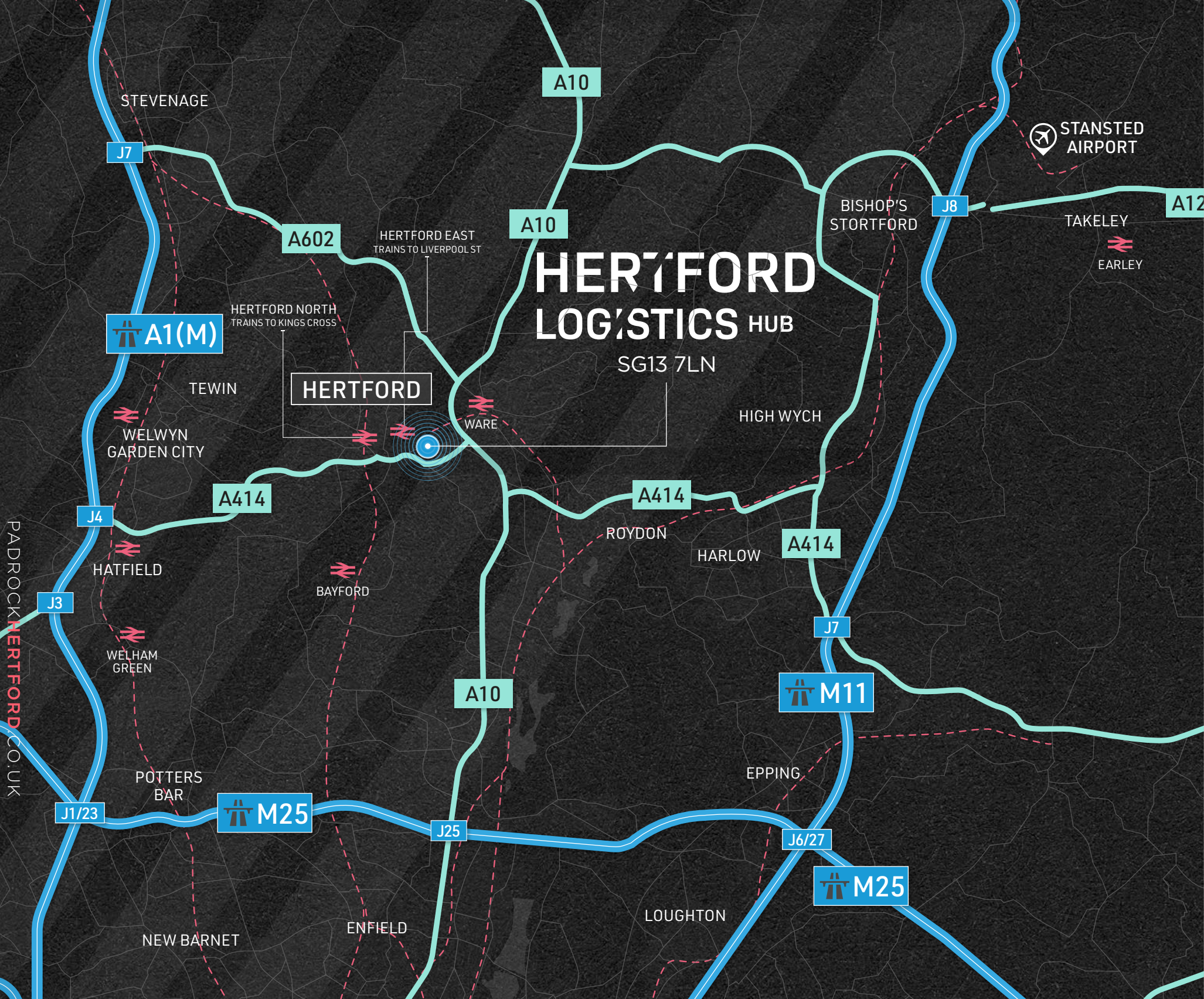
RAINWATER
HARVESTING



FIT FOR 55

HERTFORD LOGISTICS HUB





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A10	1.5 MILES	HERTFORD EAST STATION	0.7 MILES
A1	8 MILES	HERTFORD NORTH STATION	1.6 MILES
M25 (J25)	10 MILES	CENTRAL LONDON	1 HOUR
CENTRAL LONDON	31 MILES	LUTON	20 MILES
CAMBRIDGE	34 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