TO LET



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

FINAL UNITS REMAINING - TO LET

Tenure	To Let
Available Size	7,014 to 9,578 sq ft / 651.62 to 889.83 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- 6m Eaves
- 15m Yards
- First floor office space
- Level access loading doors

Description

Available Q1 2024

Phase One of Hertford Logistics Hub comprises seven existing high-quality facilities currently under refurbishment.

The units range from 5,242 SQ FT to 9,483 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.

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.

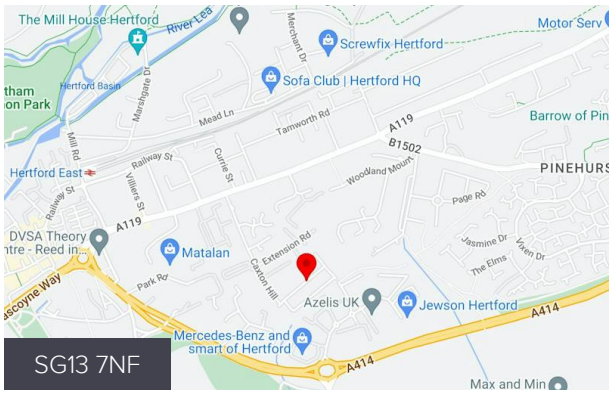
The site is located 7.7 miles east of Welwyn Garden City, 9.7 miles west of Harlow, 13.6 miles north of Enfield, 12.2 miles south of Stevenage and 40.3 miles north of Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	8,945	831.02	Let
Ground - Unit 2	9,483	881	Let
Ground - Unit 3	7,599	705.97	Let
Ground - Unit 4	7,728	717.95	Available
Ground - Unit 13	7,237	672.34	Under Offer
Ground - Unit 14	7,014	651.62	Under Offer
Ground - Unit 15	9,578	889.83	Under Offer
Total	**57,584**	**5,349.73**	





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