TO LET



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

TRADE COUNTER / WAREHOUSE UNITS TO LET AVAILABLE NOW

Tenure	To Let
Available Size	6,695 to 9,020 sq ft / 621.99 to 837.99 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- Up to 2.1MVA
- BREEAM 'Outstanding'
- Dock Level and Level Access Roller shutters
- PV Panels
- 12m Eaves
- EV Charging
- EPC A
- First floor Grade A Offices

Description

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.

Units 10 - 12 offer a large power supply of up 2.1 MVA with additional power through the PV Panels.

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.

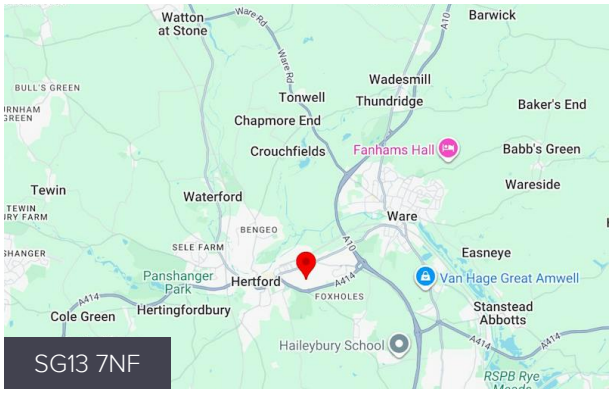
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	7,728	717.95	Available
Unit - 5	8,277	768.96	Under Offer
Unit - 8	6,695	621.99	Available
Unit - 16	9,020	837.99	Available
Unit - 13	7,237	672.34	Available
Unit - 14	7,014	651.62	Available
Unit - 15	9,578	889.83	Available
Total	**55,549**	**5,160.68**	







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