TO LET

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

A PRIME NEW BUILD INDUSTRIAL WAREHOUSE DEVELOPMENT - FINAL UNITS REMAINING

Tenure	To Let
Available Size	5,639 to 116,305 sq ft / 523.88 to 10,805.09 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- Multiple Unit Scheme
- BREEAM Outstanding / EPC A+
- Grade A Specification
- Dock & Level Access Loading Doors
- 5,242 to 119,987 sq ft
- Self-contained yards
- 8 - 12m Eaves Height
- Up to 35m Yards

Description

16 High Quality Grade A Logistics Units To Let – 7 Pre Let or Under Offer

The scheme comprises of 16 Grade A logistics units of which 7 are existing high-quality facilities that have been extensively refurbished with units ranging from 5,242 sq ft to 9,578 sq ft and 9 prime brand-new individual units ranging from 6,157 sq ft to 42,518 sq ft.

Units are available in isolation or in combination to suit individual occupier requirements providing unrivalled flexibility up 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.

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.

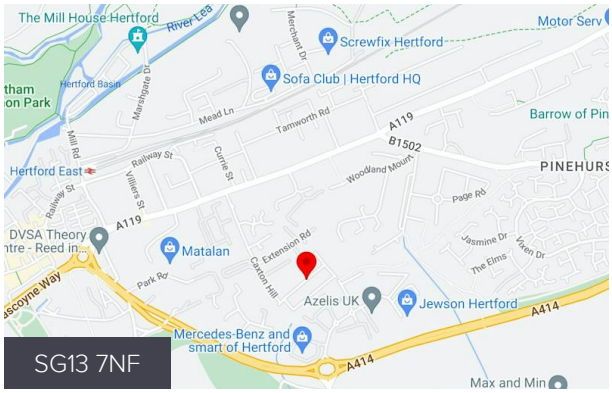
Accommodation

Name	sq ft	sq m	Availability
Unit - 1	8,789	816.52	Let
Unit - 2	9,384	871.80	Let
Unit - 3	5,639	523.88	Let
Unit - 4	7,728	717.95	Available
Unit - 5	8,277	768.96	Let
Unit - 6	9,083	843.84	Let
Unit - 7	6,770	628.95	Let
Unit - 8	6,695	621.99	Available
Unit - 9	9,881	917.97	Let
Unit - 10	38,654	3,591.07	Let
Unit - 11	38,815	3,606.03	Let
Unit - 12	42,518	3,950.05	Under Offer
Unit - 13	7,237	672.34	Available
Unit - 14	7,014	651.62	Available
Unit - 15	9,578	889.83	Available
Unit - 16	9,020	837.99	Available

Viewings

To view the premises and for any additional information please contact the joint sole agents.

Terms



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Viewing & Further Information

Sophie Cordery
07825 380 457
sophie.cordery@m1agency.co.uk

Jonjo Lyles
0203 824 9417 | 07388 488 252
jonjo.lyles@m1agency.co.uk

Joe Salisbury
07809399946
joe.salisbury@m1agency.co.uk

Tom Lindley
07715 454 406
tom.lindley@m1agency.co.uk

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