

AVAILABLE



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

A PRIME NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

<b>Tenure</b>	To Let
<b>Available Size</b>	5,242 to 116,305 sq ft / 487 to 10,805.09 sq m
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

- Multiple Unit Scheme
  - 5,242 to 114,884 sq ft
  - Low Site Cover
  - Self-contained yards
  - Grade A Specification
  - 8 - 12m Eaves Height
  - Dock & Level Access
  - 30-50m Yards
- Loading Doors

## Description

Phase 1 Available

Phase 2 - Available Q4 2024

Phase One comprises seven existing high-quality facilities to be extensively refurbished.

The units range from 5,242 sq ft to 8,804 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.

Phase Two comprises a total of 151,956 sq ft; consisting of 9 prime brand-new individual units ranging from 6,157 sq ft to 41,118 sq ft. Units are available in isolation or in combination to suit individual occupier requirements providing unrivalled flexibility up to 114,884 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.

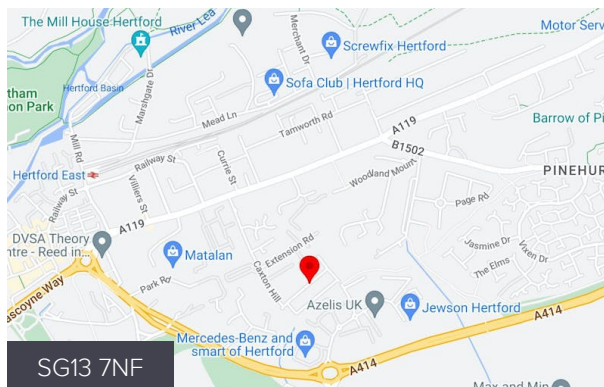
Hertford is quickly catching up with its neighbouring locations of Welwyn Garden City and Hoddesdon two very successful industrial locations. With similarly strong location credentials, Caxton Hill proves to have strong potential for industrial and logistics stock.

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	7,599	705.97	Available
Unit - 5	9,083	843.84	Available
Unit - 6	6,770	628.95	Available
Unit - 7	6,695	621.99	Available
Unit - 8	9,881	917.97	Available
Unit - 9	38,654	3,591.07	Available
Unit - 10	38,815	3,606.03	Available
Unit - 11	42,518	3,950.05	Available
Unit - 12	9,020	837.99	Available
Unit - 13	9,578	889.83	Available
Unit - 14	7,014	651.62	Under Offer
Unit - 15	7,237	672.34	Let



## Viewing & Further Information

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<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - 16	8,277	768.96	Available

## Viewings

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

## Terms

Terms Upon Application