

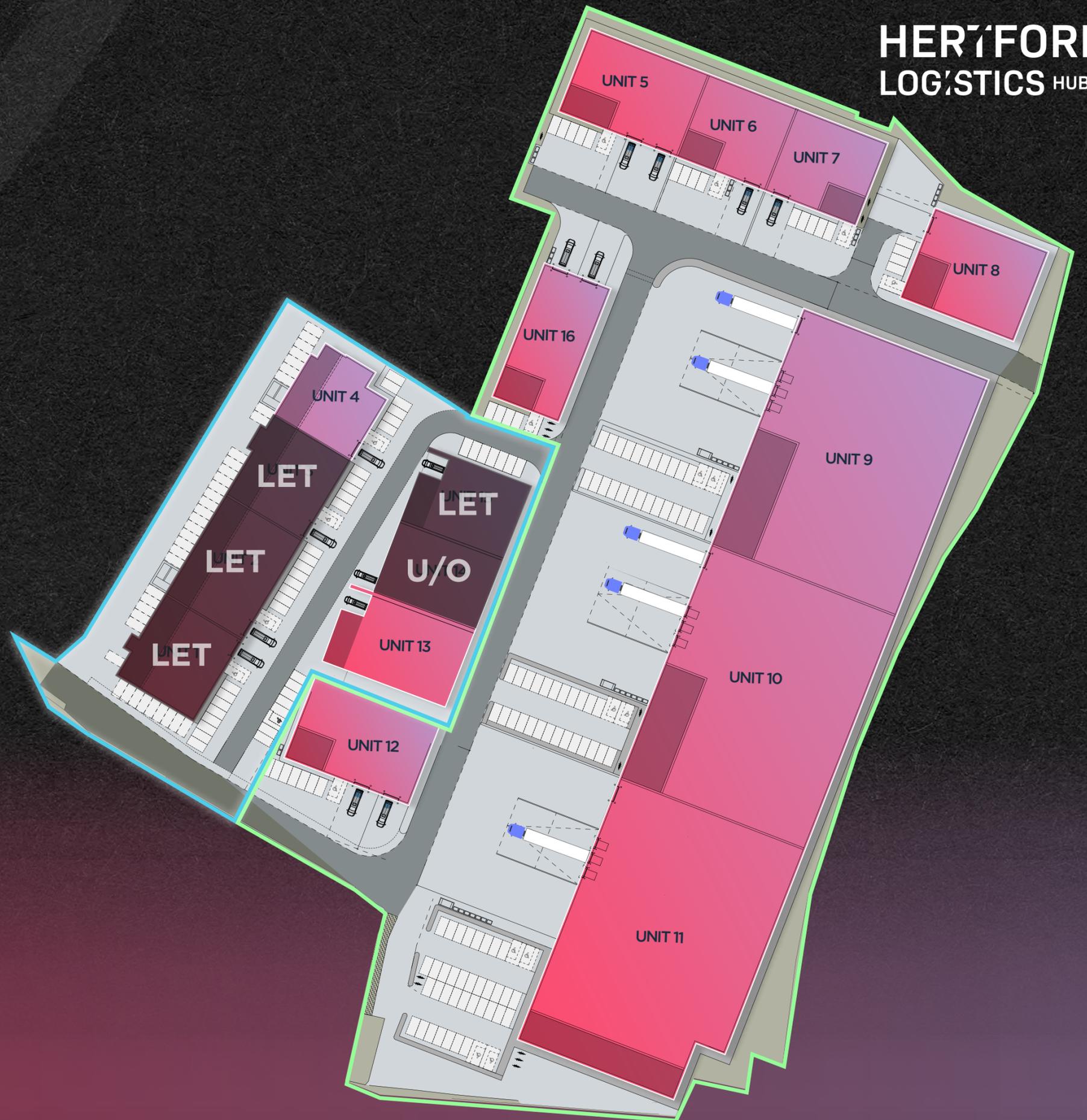
16 GRADE A LOGISTICS UNITS

FROM 42,518 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.

HERTFORD
LOGISTICS HUB

Unit	Ground Floor	First Floor	Total
1			LET
2			LET
3			LET
4	5,975	1,624	7,728
5	7,888	1,195	9,083
6	5,888	883	6,770
7	5,780	915	6,695
8	8,503	1,378	9,881
9	34,638	4,015	38,654
10	34,800	4,015	38,815
11	38,470	4,047	42,518
12	8,051	969	9,020
13	7,645	1,932	9,192
14			U/O
15			LET
16	7,201	1,076	8,277



UNITS 9 - 11

UNITS CAN BE COMBINED OFFERING SPACE FROM 38,654 UP TO 119,987 SQ FT

HERTFORD
LOGISTICS HUB

AVAILABLE ACROSS UNITS 9-11
UP TO 2.1MVA
AVAILABLE ACROSS UNITS 9-11



12m
Clear Height



FM2
Warehouse Floor



35m
Yards



50 kN/m2
Floor Loading



Dock & Level Access
Loading Doors



Up To 2.1mva Available
Across Units 9-11



24/7
Unrestricted Access



BREEAM
'Outstanding'



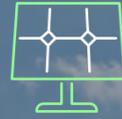
Targeting
EPC A+



EV Charging
Points



Grade A
Specification



PV Panels Providing
262Kwp



1st Floor
Offices



Amenity Space/
Pocket Park

Unit	Ground Floor	First Floor	Total
9	34,638	4,015	38,654
10	34,800	4,015	38,815
11	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



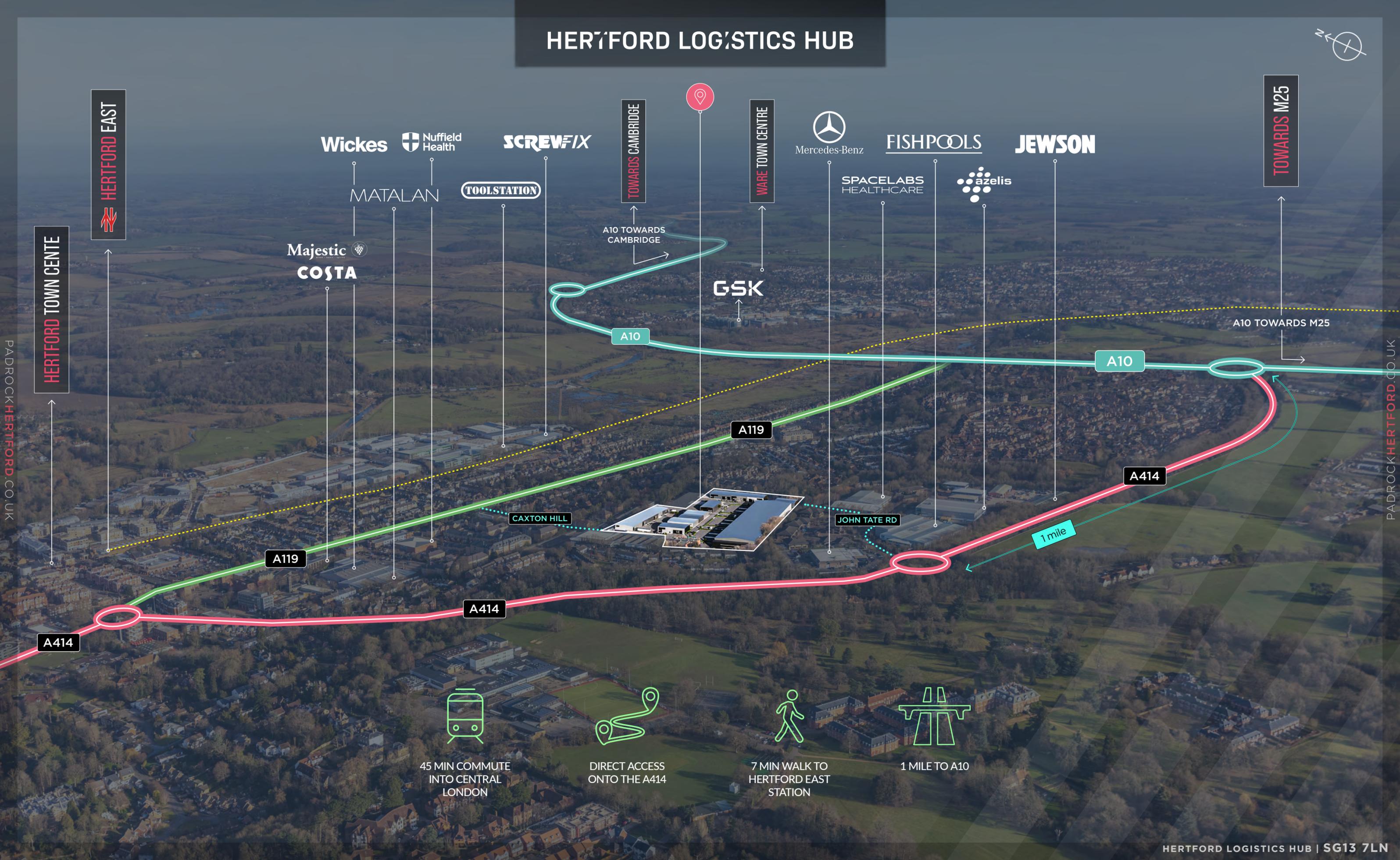
RAINWATER HARVESTING



FIT FOR 55



HERTFORD LOGISTICS HUB



HERTFORD TOWN CENTRE

HERTFORD EAST

Wickes
Majestic
Nuffield Health
MATALAN
COSTA

SCREWFIX

TOOLSTATION

TOWARDS CAMBRIDGE

WARE TOWN CENTRE

Mercedes-Benz

FISHPOOLS

JEWSON

SPACELABS HEALTHCARE

azelis

GSK

A10 TOWARDS M25

A10

A10

A119

CAXTON HILL

JOHN TATE RD

A414

1 mile

A414

A414

A119



45 MIN COMMUTE INTO CENTRAL LONDON



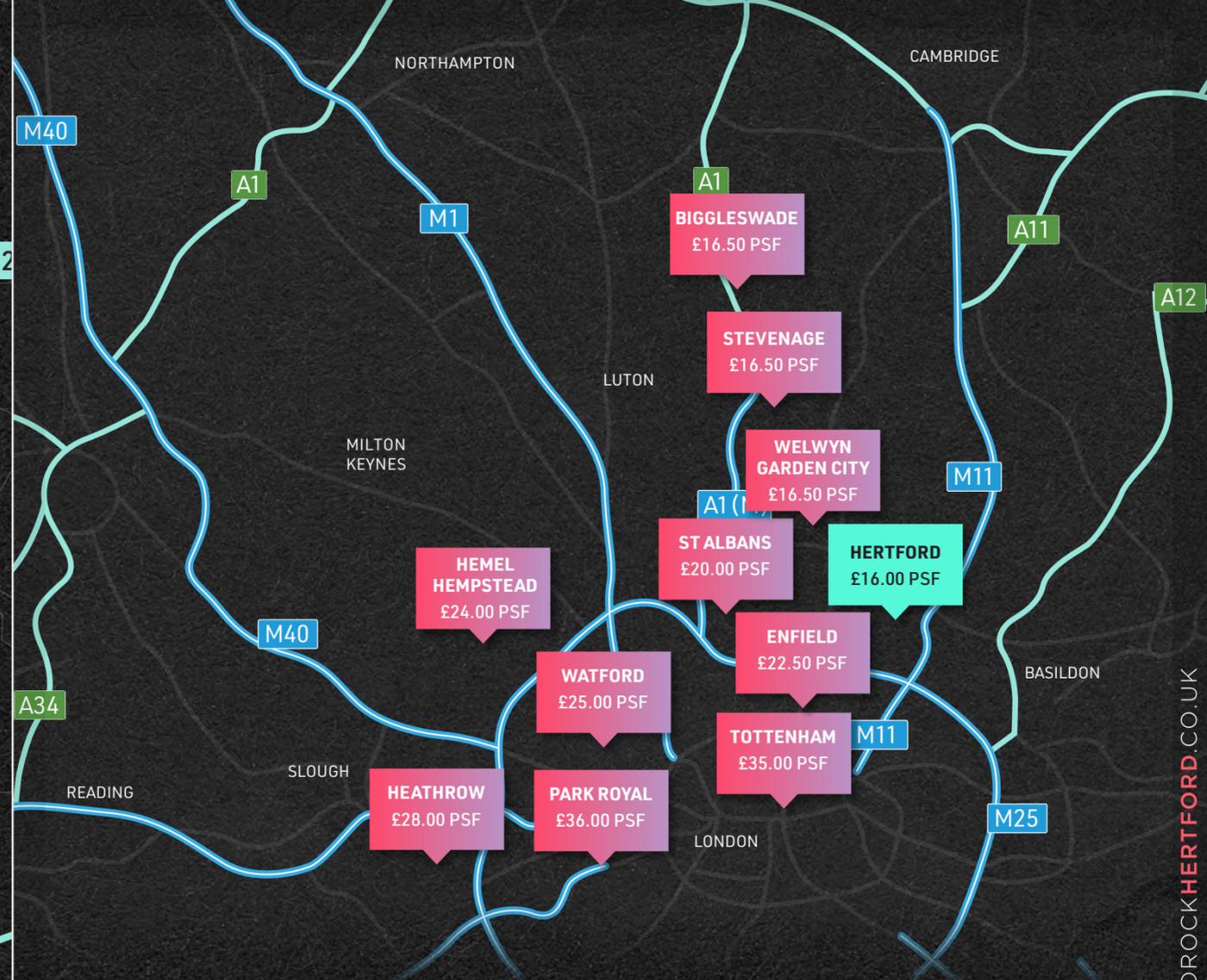
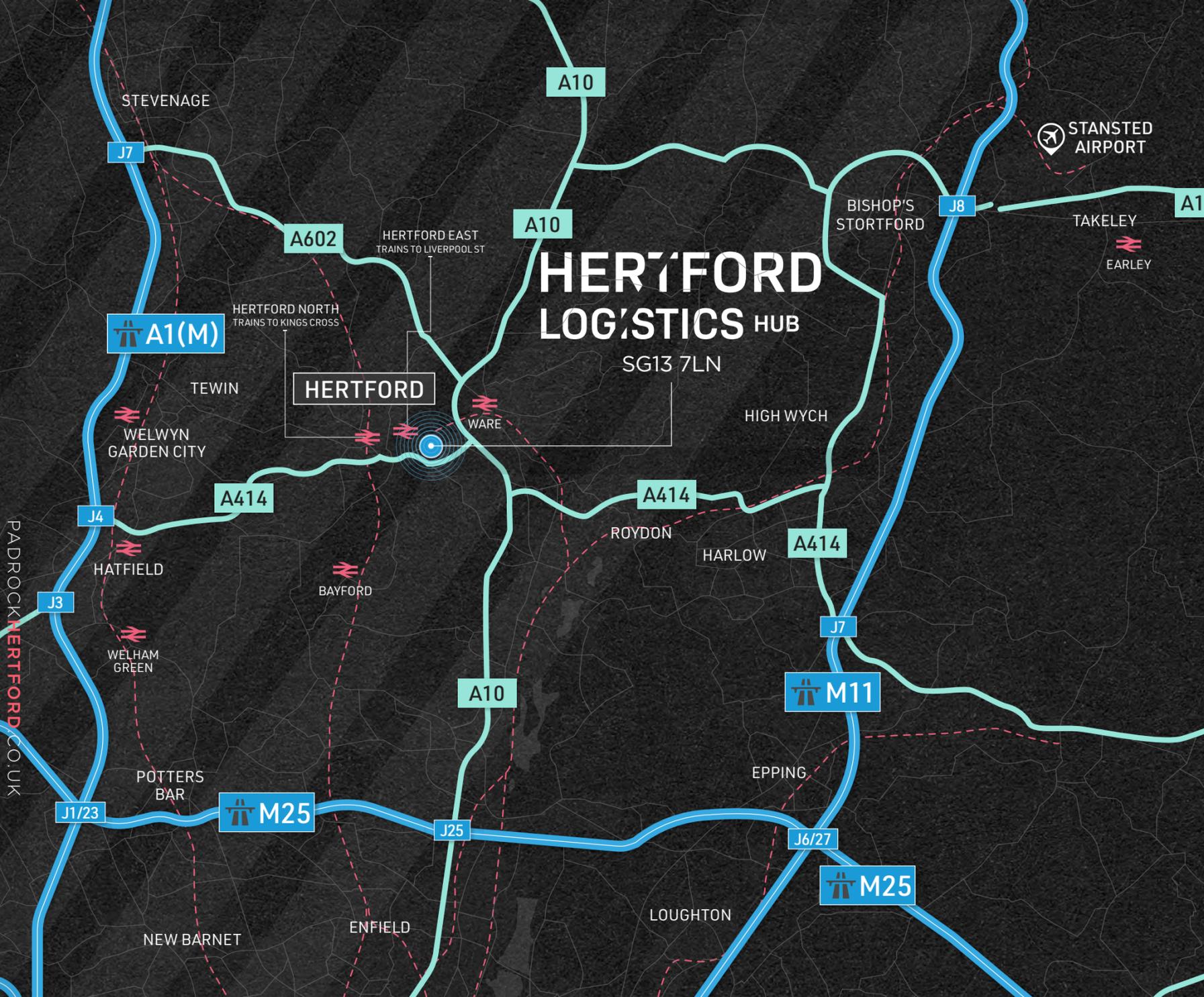
DIRECT ACCESS ONTO THE A414



7 MIN WALK TO HERTFORD EAST STATION



1 MILE TO A10



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A10	1.5 MILES
A1	8 MILES
M25 (J25)	10 MILES
CENTRAL LONDON	31 MILES
CAMBRIDGE	34 MILES



HERTFORD EAST STATION	0.7 MILES
HERTFORD NORTH STATION	1.6 MILES
CENTRAL LONDON	1 HOUR



LUTON	20 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

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