

# HERTFORD LOGISTICS HUB

**TO LET** | HIGH QUALITY GRADE A  
INDUSTRIAL / DISTRIBUTION WAREHOUSES



# 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.

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

HERTFORD  
LOGISTICS HUB





# 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



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



# GREEN CREDENTIALS

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.

**HERTFORD**  
LOGISTICS HUB



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

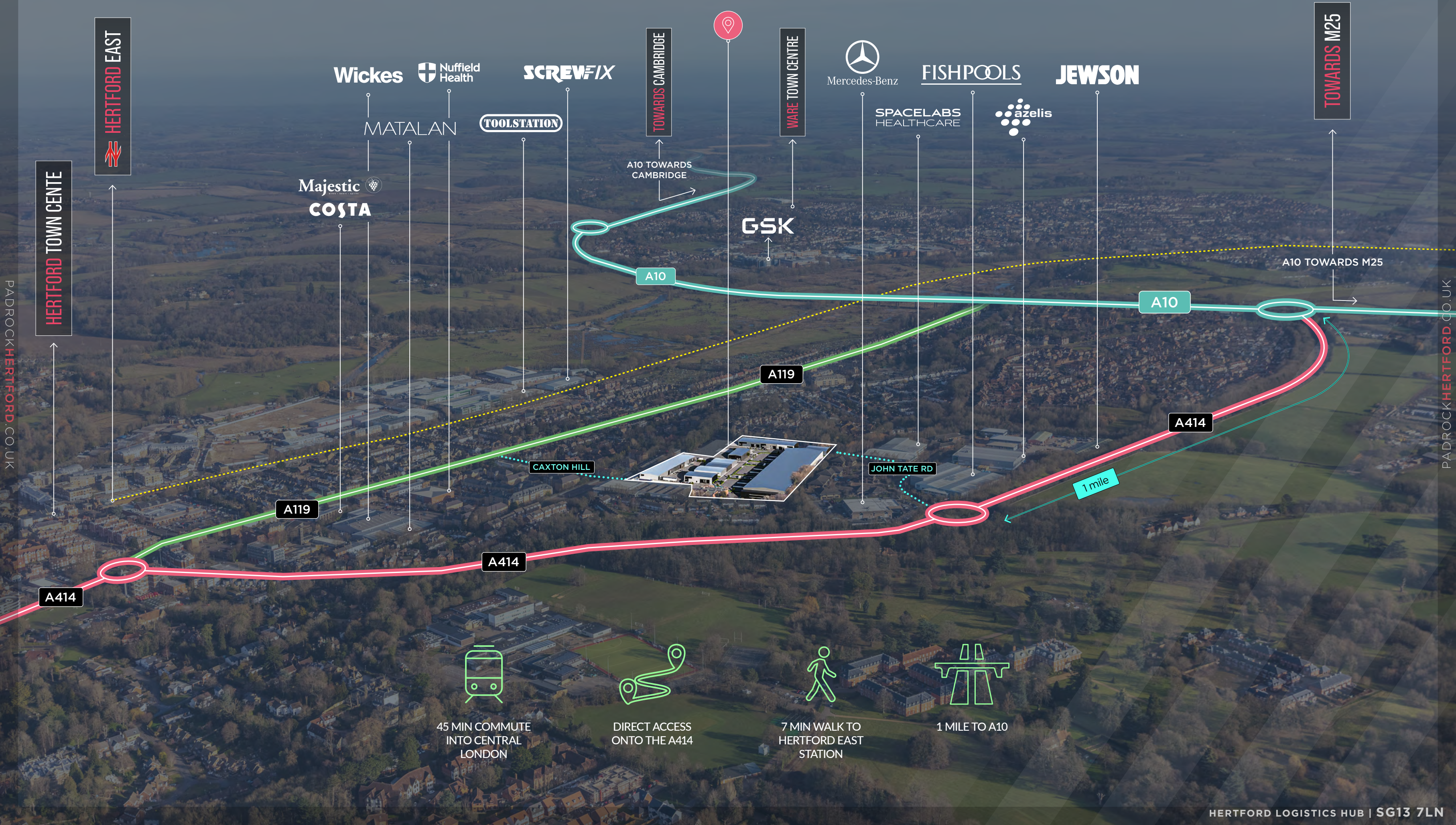


Indicative image only

UNITS FIVE - EIGHT | HERTFORD LOGISTICS HUB | SG13 7LN



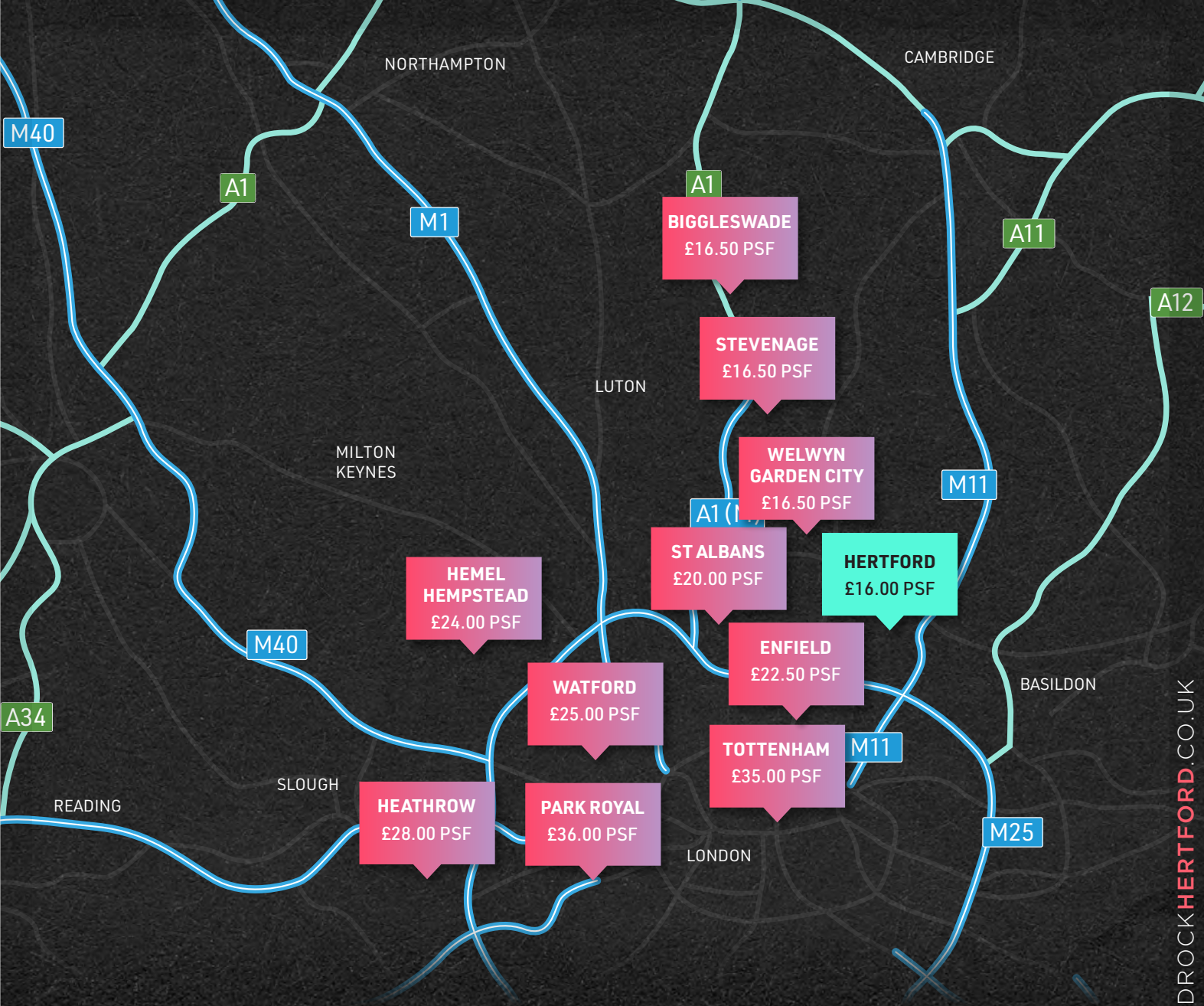
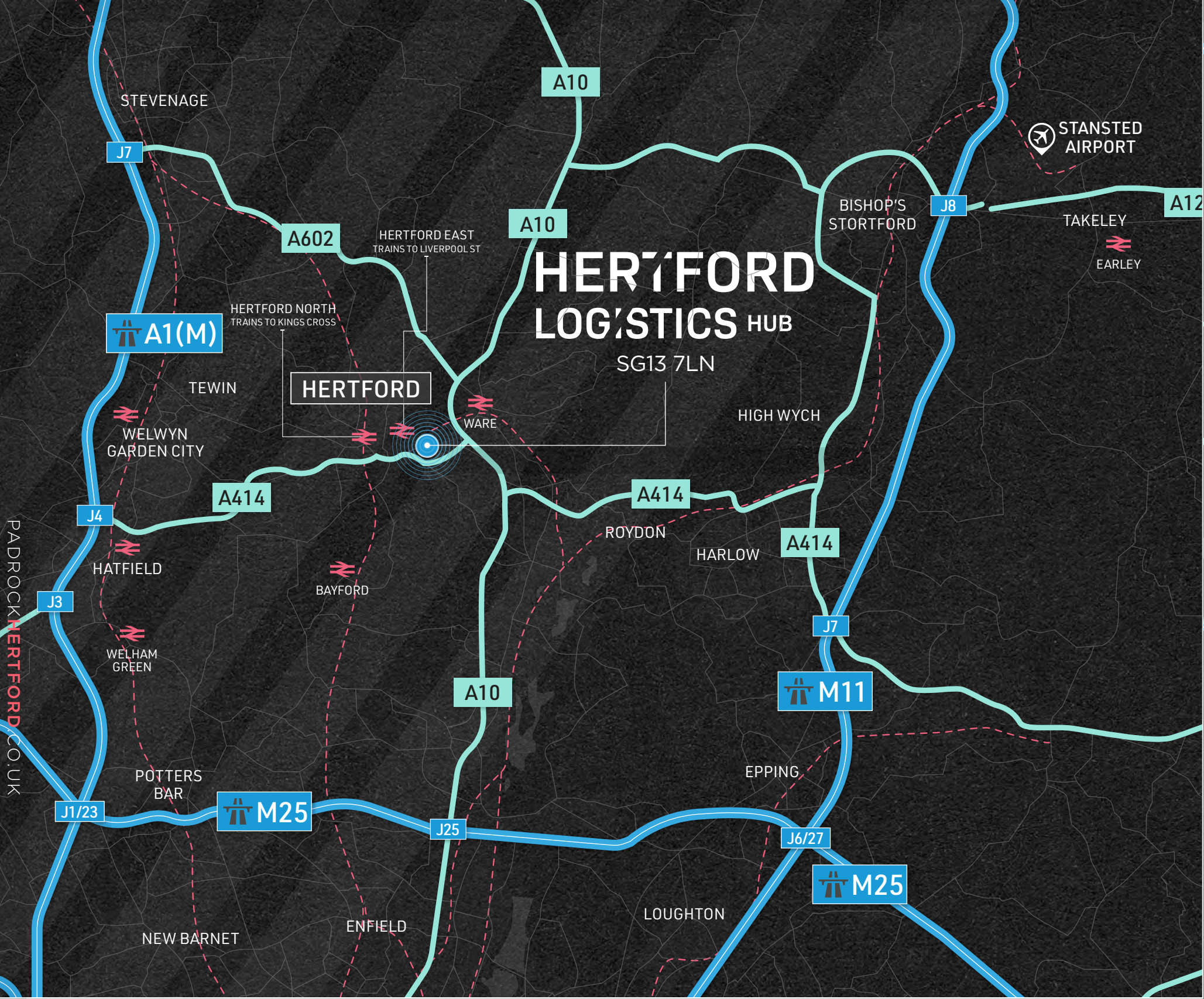
# HERTFORD LOGISTICS HUB



PADROCKHERTFORD.CO.UK

PADROCKHERTFORD.CO.UK





PADROCKHERTFORD.CO.UK

PADROCKHERTFORD.CO.UK



**SOPHIE CORDERY**  
+44 (0)7825 380 457  
sophie.cordery@m1agency.co.uk

**JONJO LYLES**  
+44 (0)7388 488 252  
jonjo.lyles@m1agency.co.uk

**HENRY BODDY**  
+44 (0)7702 647 955  
henry.boddy@m1agency.co.uk



**AARAN FORBES**  
+44 (0)7802 354 754  
aaran@pwco.biz

**TRACEY GIDLEY**  
01992 440 744  
tracey@pwco.biz



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

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by *Eighty* www.eighty.studio