paulwallace commercial
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UNIT 8, HERTFORD LOGISTICS HUB, SG13 7LN

A BRAND NEW BUILD INDUSTRIAL WAREHOUSING & HQ OFFICE BUILDING

6,695 SQ FT GEA

TO LET

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LOCATION:

The county town of Hertford holds a strategic south east location 10 miles due north of junction 25 of the M25. The A10 Great Cambridge Road is an historic major routeway connecting the city of London to Cambridge and beyond via Enfield, Waltham Cross, Hoddesdon, Hertford and Royston.

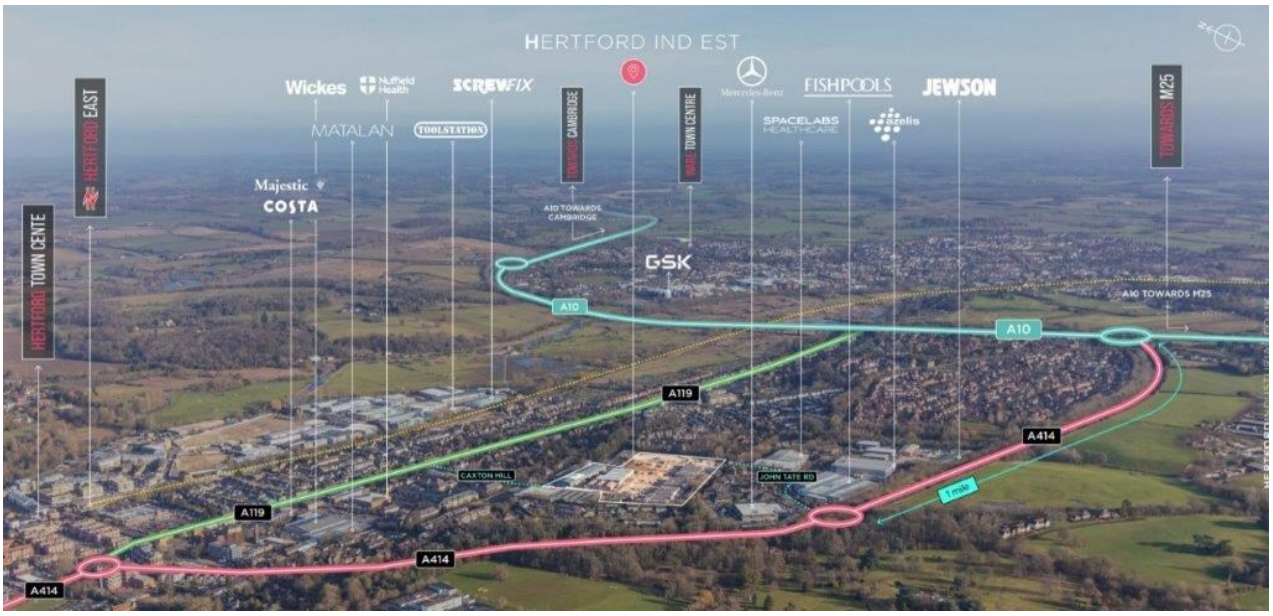
The adjacent town of Ware hosts GSK in a substantial internationally recognised complex.

Hertford itself has excellent road connectivity adjacent to the A10 straddling the A414 east west route providing valuable eastward connections to Harlow and westward A1M/M1 connections at Hatfield and St Albans.

The rail network is available from both Hertford East and Hertford North, the former providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections and the latter a London Kings Cross connection via Potters Bar.

Occupiers within close proximity include Stephen Austin Newspapers, Mercedes Benz, Fishpools, Spacelabs Healthcare, Azelis, ITS Digital, Custom Intelligent Security and Jewson.

A414	-	0.25 miles
Herford town centre	-	0.5 miles
A10 dual carriageway	-	1.25 miles
Hatfield/A1M	-	7 miles
Stevenage/A1M	-	11 miles
Junction 25, M25	-	12 miles
St Albans/M1	-	14 miles
Luton Airport	-	19 miles
Royston	-	20 miles
Stansted Airport	-	22 miles
Central London	-	25 miles
Cambridge	-	35 miles



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OVERVIEW:

* **Strong south east county town**
* **Excellent transport links**
* **Strategic A414/A10 intersection**
* **A strong industrial warehouse base**
* **Quality refurbished buildings**
* **Level access loading**
* **26'/8 meter eaves**
* **Full B1, B2 and B8 industrial warehousing use**

SIZE:

6,695 sq ft GEA.

All floor areas and dimensions are approximate.

DESCRIPTION:

Unit 8 comprises a steel portal frame building to an eaves of 26'/8 meters. There are offices at first floor level to the front elevation.

* 26'/8m meter eaves
* Three phase power
* Quality operational first floor offices
* Toilet facilities including disabled and shower
* Allocated car parking
* EV ready
* Electric roller shutter

TERMS: To let on a new lease.

RENT: Upon application.

RATES: Upon application.

SERVICE CHARGE: Upon application.

VAT: Applicable.

EPC: To follow.

LEGAL COSTS: Each party to be responsible for their own legal costs.

FURTHER INFORMATION:

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