



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

PHASE 1 HERTFORD LOGISTICS HUB

Tenure	To Let
Available Size	5,834 to 9,483 sq ft / 542 to 881 sq m
Business Rates	N/A
EPC Rating	Upon enquiry

- 6m Eaves
- 15m Yards
- First floor office space
- Level access loading doors

Description

Available Q1 2024

Phase One of Hertford Logistics Hub comprises seven existing high-quality facilities currently under refurbishment.

The units range from 5,242 SQ FT to 9,483 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.

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.

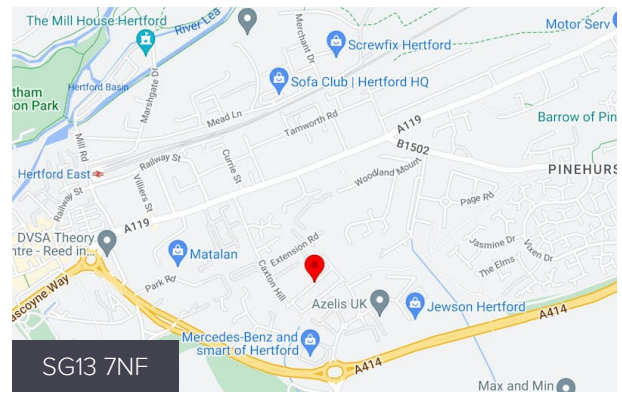
The subject site is situated on the northern quadrant of Foxholes roundabout, on the A414. The A414 runs laterally from east to west connecting a number of key urban areas from Hemel Hempstead to Maldon.

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	8,945	831.02	Available
Ground - Unit 2	9,483	881	Available
Ground - Unit 3	7,599	705.97	Available
Ground - Unit 4	5,834	542	Available
Ground - Unit 13	9,192	853.96	Available
Ground - Unit 14	7,018	651.99	Available
Ground - Unit 15	6,846	636.01	Available
Total	54,917	5,101.95	



Viewing & Further Information

Jonjo Lyles

020 3824 9417 | 07388 488252
jonjo.lyles@m1agency.co.uk

Sophie Cordery

07825380457 | 07825380457
sophie.cordery@m1agency.co.uk

William Linney

07557413007
will.linney@m1agency.co.uk