



CAXTON HILL

HERTFORD INDUSTRIAL ESTATE /
CAXTON HILL /
HERTFORD SG13 7NF /

TO LET AVAILABLE Q4 2022

**High Quality New & Refurbished
Industrial/ Distribution Warehouses**

6,222 to 114,884 sq ft across 16 units

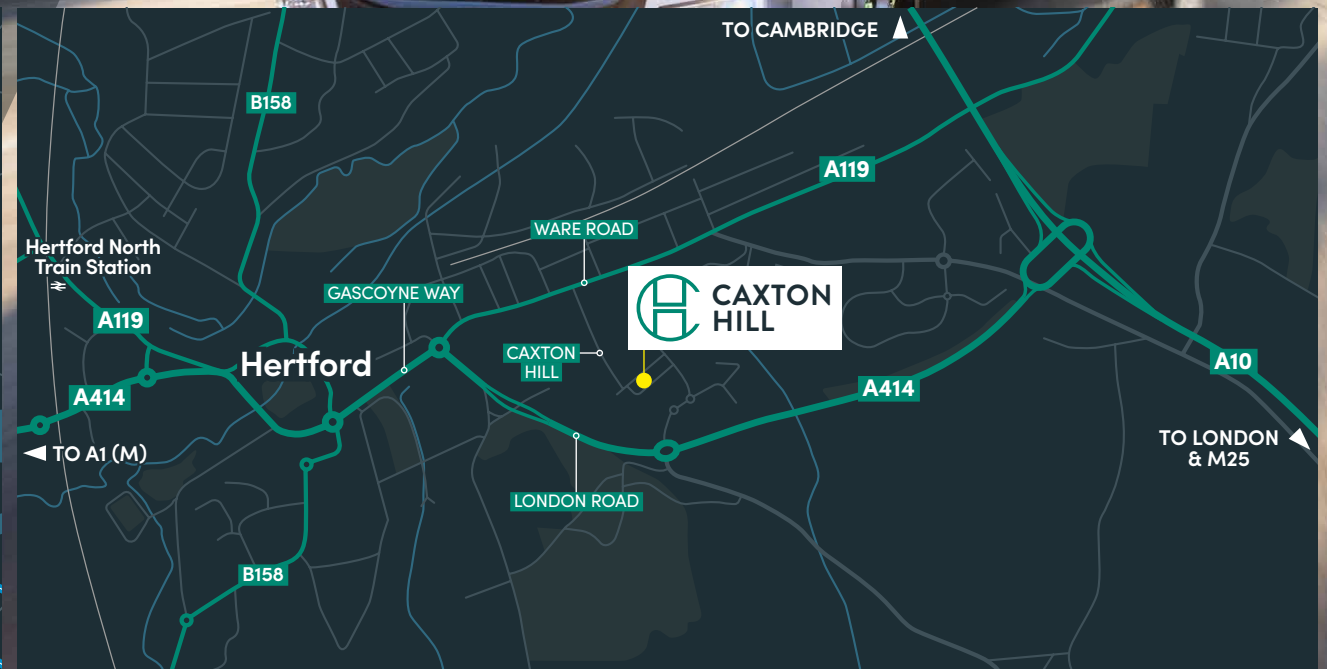


INDICATIVE IMAGE

LOCATION /

Caxton Hill, Hertford is well located in the South East of England, within Hertfordshire and forms part of the London commuter belt.

Hertford benefits from being centrally situated to some of the UK's key distribution routes. The A1(M) and the M1 motorway are accessible in 8 miles and 19 miles respectively, and Junction 25 of the M25 only 14 miles away via the A10, all of which provide excellent access to the national motorway network.



DESCRIPTION /

The proposed site will provide Grade A units of 6,222 to 114,884 sq ft of B1, B2 and B8 employment space across 16 units on a site extending to 12 acres.

SPECIFICATION



Multiple Unit Scheme



Refurbished & Brand New Units available



Grade A Specification



BREEAM 'Very good'



35 - 60 kN/msq



3 phase power supply



30-50m yards



Dock and level access loading doors



45 minute commute to central London



EV charging points



First floor office accommodation



8 - 12m eaves height



ALL SIZES GIA. INDICATIVE MASTERPLAN
*UNITS A-G, INDICATIVE SIZES. EXACT SQ FT TBC

TRAVEL TIMES /

ROAD

A10	1.5 miles
A1	8 miles
M25	14 miles
London	31 Miles
Cambridge	34 Miles
Peterborough	67 Miles
Leicester	96 Miles

RAIL

Hertford North Station	1.7 Miles
Hertford East Railway	0.7 Miles
Frequent direct access to Central London (Liverpool Street) within 1 hour.	

AIRPORT

Heathrow	39 Miles
Luton	20 Miles
Stansted	20 Miles

TERMS / TENURE /

Upon Application To let

BUSINESS RATES /

Upon Application



CONTACT /

All Enquiries please contact:



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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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INDICATIVE IMAGE