

## HERTFORD LOGISTICS HUB, SG13 7NF



**7 FULLY REFURBISHED  
INDUSTRIAL WAREHOUSE BUILDINGS**

**5,242 - 8,805 SQ FT**

**TO LET**

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**LOCATION:**

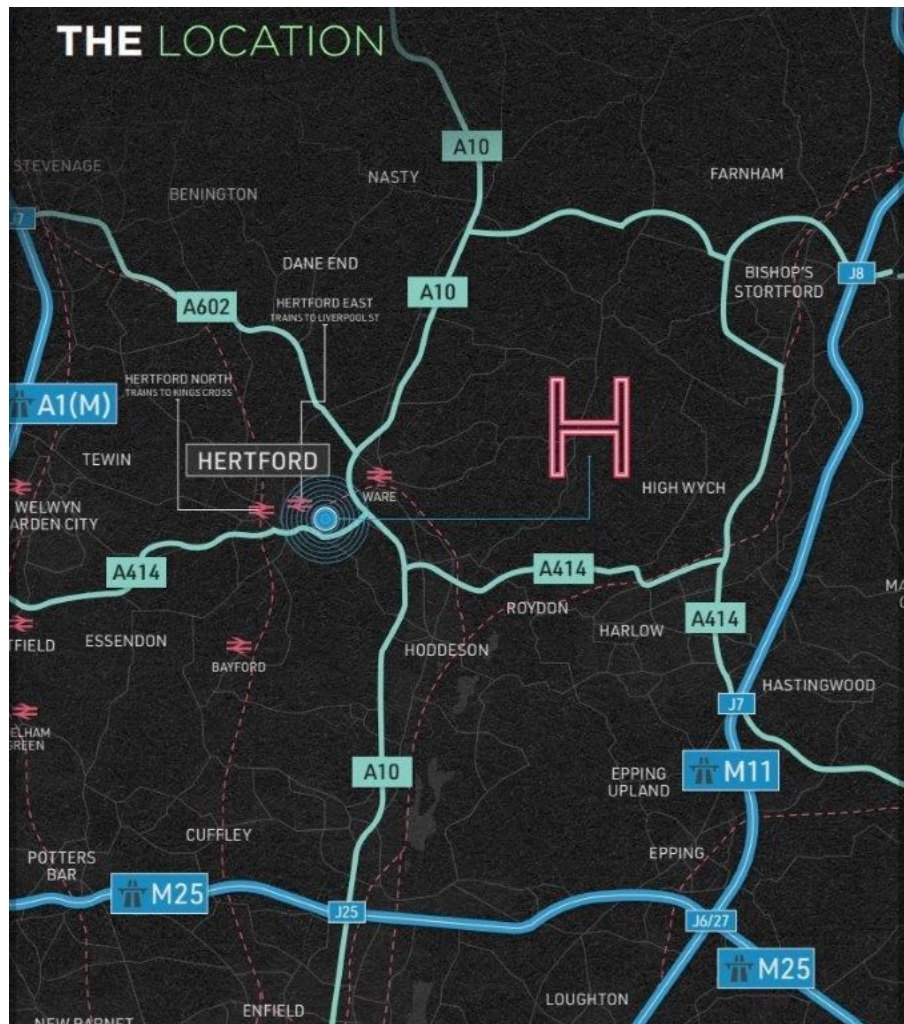
The county town of Hertford holds a strategic south east location 10 miles due north of junction 25 of the M25. The A10 Great Cambridge Road is an historic major routeway connecting the city of London to Cambridge and beyond via Enfield, Waltham Cross, Hoddesdon, Hertford and Royston.

The A10 is experiencing unprecedented growth with major highways upgrades with its M25 junction, encouraging the hi-tech arrival of Google with a new 675,000 sq ft data centre and a further 250,000 sq ft of B1, B2 and B8 on the residual lands fronting the A10, just along from the 81 acre Park Plaza, whereupon Sunset Studios and Blackstone have commended the development of a major international film studio which will compliment the existing 250,000 sq ft facility in Enfield and the 150,000 sq ft, 6 acre, Hoddesdon studio facility.

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.

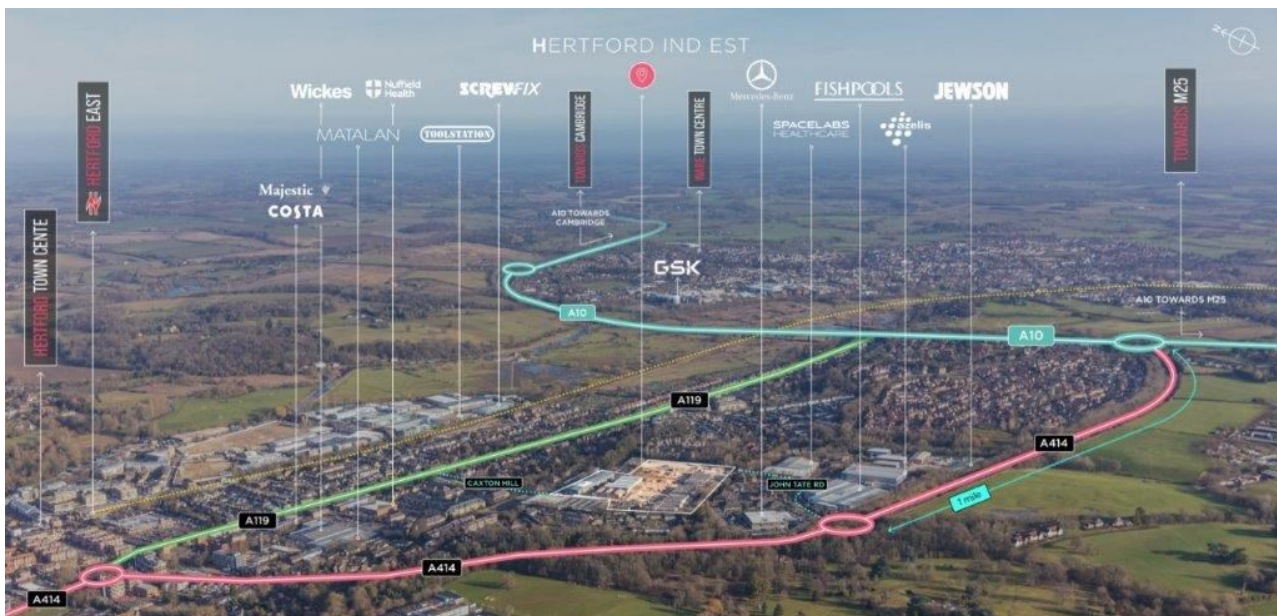
The rail network is available from both Hertford East and Hertford North, the former providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections and the latter a London Kings Cross connection via Potters Bar.



**LOCATION (CONT):**

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



**OVERVIEW:**

- \* **Strong south east county town**
- \* **Excellent transport links**
- \* **Strategic A414/A10 intersection**
- \* **A strong industrial warehouse base**
- \* **Quality refurbished buildings**
- \* **Level access loading**
- \* **19' 6"/6 meter eaves**
- \* **Available from Q3 2023**
- \* **Full B1, B2 and B8 industrial warehousing use**
- \* **All units to let**

**DESCRIPTION:**

A quality refurbishment of just 7 industrial warehouse buildings of steel portal frame construction under a pitched insulated roof and profile sheet metal cladding and brick work to the elevations.

There is good HGV access and a generous car parking provision.

Unit No	Size
1	8,084 sq ft/751 sq m
2	8,805 sq ft/818 sq m
3	6,986 sq ft/649 sq m
4	5,242 sq ft/487 sq m
13	8,299 sq ft/771 sq m
14	6,501 sq ft/604 sq m
15	6,103 sq ft/567 sq m

All floor areas and dimensions are approximate.

**All units are fully self contained and available individually although can be combined to meet with larger requirements in excess of 10,000 to 20,000 sq ft.**

A typical building specification includes:

- \* 19' 6"/6 meter eaves
- \* All utility connections - 3 phase power, gas, water, drainage and communications
- \* 13'4 meter loading door
- \* Properly allocated parking
- \* Fully functional first floor offices
- \* EV charging
- \* Fire detection systems



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<b>TERMS:</b>	All units to let.
<b>RENT:</b>	Upon application.
<b>RATES:</b>	Yet to be assessed.
<b>SERVICE CHARGE:</b>	Upon application.
<b>VAT:</b>	Applicable.
<b>EPC:</b>	Target minimum B rating.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

**VIEWING &**

**FURTHER INFORMATION:**

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