HERTFORD LOGISTICS HUB



SIZES FROM 6,695 TO 23,829 SQ FT. READY TO OCCUPY.

TO LET | HIGH QUALITY GRADE A INDUSTRIAL / DISTRIBUTION WAREHOUSES

JUST 6 UNITS REMAIN

PADROCKHERTFORD.CO.UK

YOUR NEXT SPACE AWAITS

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.

45 MIN COMMUTE INTO CENTRAL LONDON

DIRECT ACCESS ONTO THE A414

7 MIN WALK TO HERTFORD EAST STATION

1 MILE TO A10

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HERTFORD TOWN CENTE

HERTFORD EAST

WARE TOWN CENTRE

TESCO

MATALAN

STEPHEN AUSTIN

THE VEHICLE RECOVERY COMPANY

TOWARDS CAMBRIDGE

TOWARDS M25

SPACELABS HEALTHCARE

JEWSON

azelis

FISHPOOLS

Mercedes-Benz

A10 TOWARDS CAMBRIDGE

A10 TOWARDS M25

A10

A10

A414

A119

A119

1 mile
to John Tate Road

JOHN TATE RD

CAXTON HILL

SPACE TO MOVE BUSINESS FORWARD

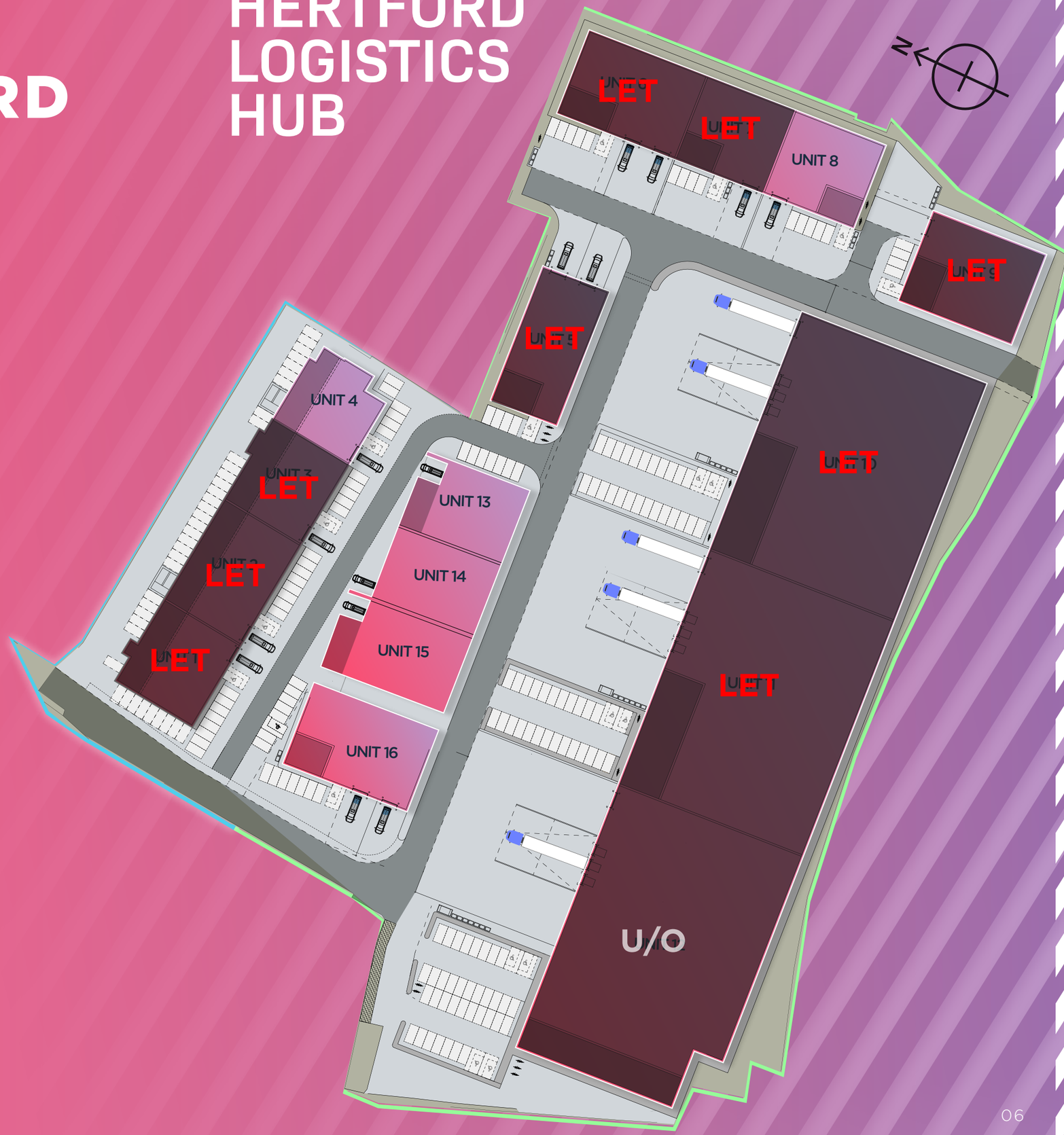
CURRENT AVAILABILITY
FROM 6,695 TO 23,829 SQ FT

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	Eaves Height	Ground Floor	First Floor	Total
1				LET
2				LET
3				LET
4	6m	5,975	1,624	**7,599**
5				LET
6				LET
7				LET
8	8m	5,780	915	**6,695**
9				LET
10				LET
11				LET
12				UNDER OFFER
13	6m	6,267	970	**7,237**
14	6m	6,058	956	**7,014**
15	6m	7,645	1932	**9,578**
16	8m	8,051	969	**9,020**

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1st Floor
Offices

PV Panels Providing
262Kwp

8m
Eaves Height

Amenity Space/
Pocket Park

BREEAM
'Outstanding'

Targeting
EPC A+

FM2 Warehouse Floor &
50 kN/m2
Floor Loading

Level Access
Loading Doors

3 Phase
Power Supply

24/7
Unrestricted Access

EV
Ready

Grade A
Specification

GRADE A SPECIFICATION

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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.



EV READY

PHOTOVOLTAIC PANELS

TARGETING BREEAM OUTSTANDING

SECURE CYCLE PARKING

BIODIVERSITY NET GAIN 42.5%

10% WAREHOUSE ROOF LIGHTS

FIT FOR 55

RAINWATER HARVESTING

AMENITY SPACE/ POCKET PARK

AIR SOURCE HEAT PUMPS

HIGH PERFORMANCE CLADDING

TARGETING EPC 'A+'









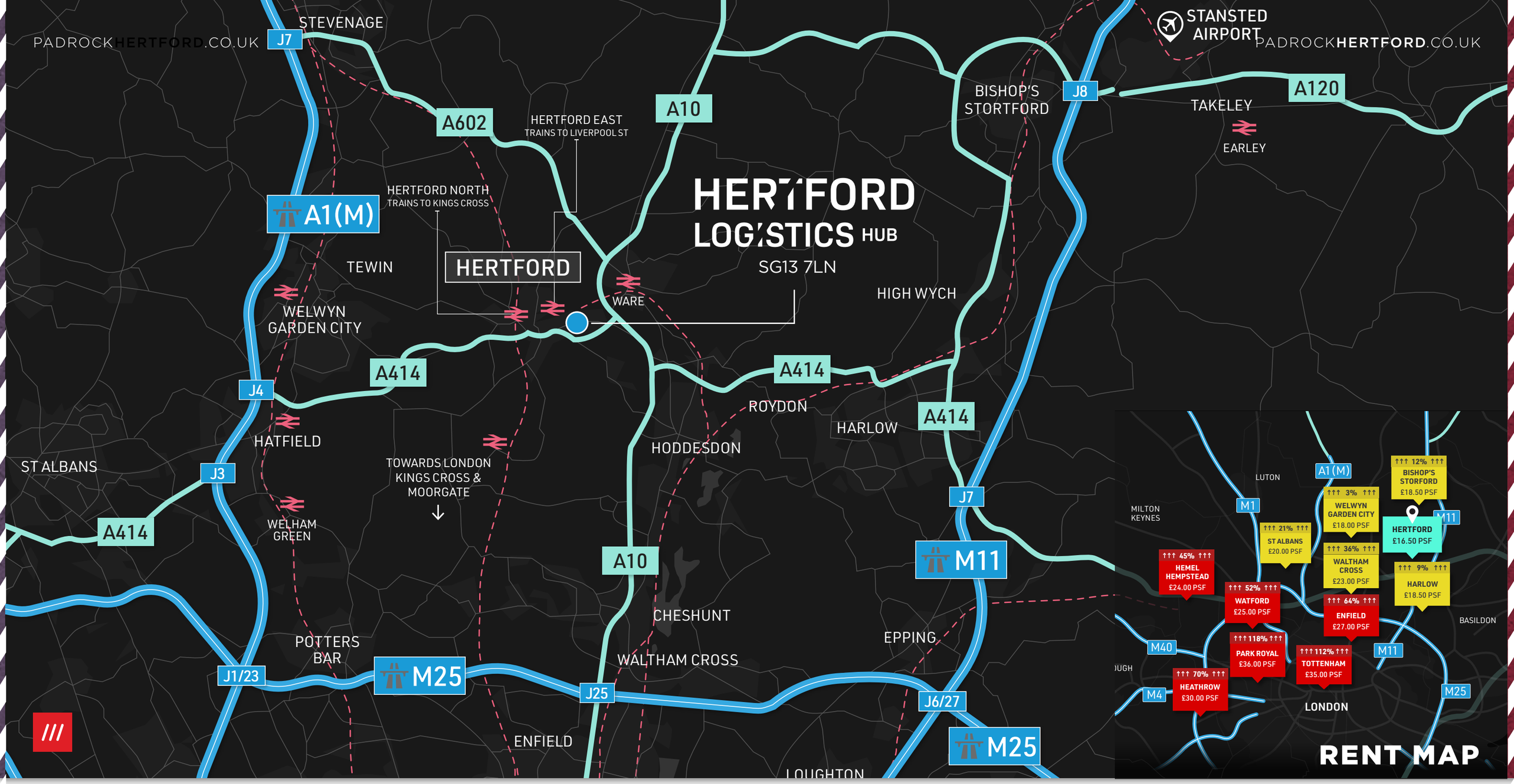








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CLOSE TO THE CAPITAL. CONNECTED TO THE COUNTRY

Hertford Logistics Hub combines fast access to London with excellent connections across the South East. Direct links via the A414 connect to the A10, A1 and M25, while nearby Hertford East provides convenient rail access into Central London. With Cambridge, Stansted and Luton all within easy reach, it's ideally positioned for business and logistics.

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

HERTFORD LOGISTICS HUB

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