

AVAILABLE ACROSS UNITS 10-12
UP TO
2.1MVA
AVAILABLE ACROSS UNITS 10-12

HERTFORD LOGISTICS HUB

TO LET | HIGH QUALITY GRADE A
INDUSTRIAL / DISTRIBUTION WAREHOUSES

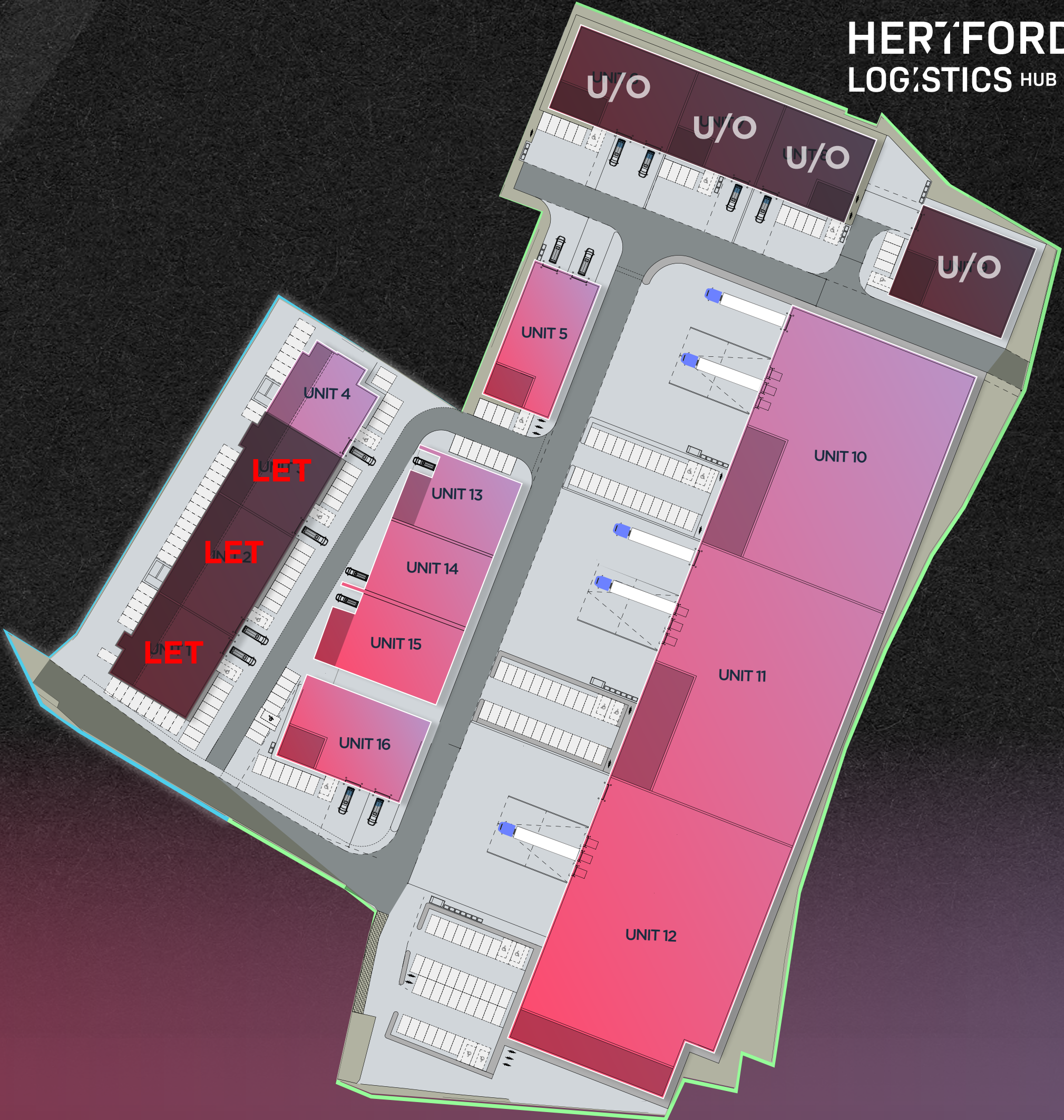
7 UNITS NOW PRE LET OR UNDER OFFER

16 GRADE A LOGISTICS UNITS

FROM 7,599 TO 119,987 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 | | 8m | 7,201 | 1,076 | 8,277 |
| 6 | U/O | 8m | 7,888 | 1,195 | 9,083 |
| 7 | U/O | 8m | 5,888 | 883 | 6,770 |
| 8 | U/O | 8m | 5,780 | 915 | 6,695 |
| 9 | U/O | 8m | 8,503 | 1,378 | 9,881 |
| 10 | | 12m | 34,638 | 4,015 | 38,653 |
| 11 | | 12m | 34,800 | 4,015 | 38,815 |
| 12 | | 12m | 38,470 | 4,047 | 42,517 |
| 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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UNITS 10 - 12

UNITS CAN BE COMBINED OFFERING SPACE
FROM 38,654 UP TO 119,987 SQ FT

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AVAILABLE ACROSS UNITS 10-12
UP TO
2.1MVA
AVAILABLE ACROSS UNITS 10-12



12m
Eaves Height



FM2
Warehouse Floor



35m
Yards



50 kN/m2
Floor Loading



Dock & Level Access
Loading Doors



Up To 2.1mva Available
Across Units 10-12



24/7
Unrestricted Access



BREEAM
'Outstanding'



Targeting
EPC A+



EV Charging
Points



Grade A
Specification



PV Panels Providing
262Kwp



1st Floor
Offices



Amenity Space/
Pocket Park

| Unit | Ground Floor | First Floor | Total |
|-------|--------------|-------------|--------|
| 10 | 34,638 | 4,015 | 38,654 |
| 11 | 34,800 | 4,015 | 38,815 |
| 12 | 38,470 | 4,047 | 42,518 |
| TOTAL | 119,987 | 107,908 | 12,077 |



Indicative image only

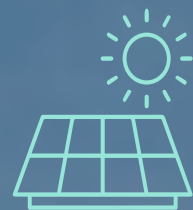
GREEN CREDENTIALS

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.

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LOGISTICS HUB



ELECTRIC VEHICLE
CHARGING
POINTS



PHOTOVOLTAIC
PANELS

BREEAM®

TARGETING
BREEAM
OUTSTANDING



SECURE CYCLE
PARKING



BIODIVERSITY NET
GAIN 42.5%



10% WAREHOUSE
ROOF LIGHTS



HIGH PERFORMANCE
CLADDING



TARGETING
EPC 'A+'



AIR SOURCE HEAT
PUMPS



AMENITY SPACE/
POCKET PARK

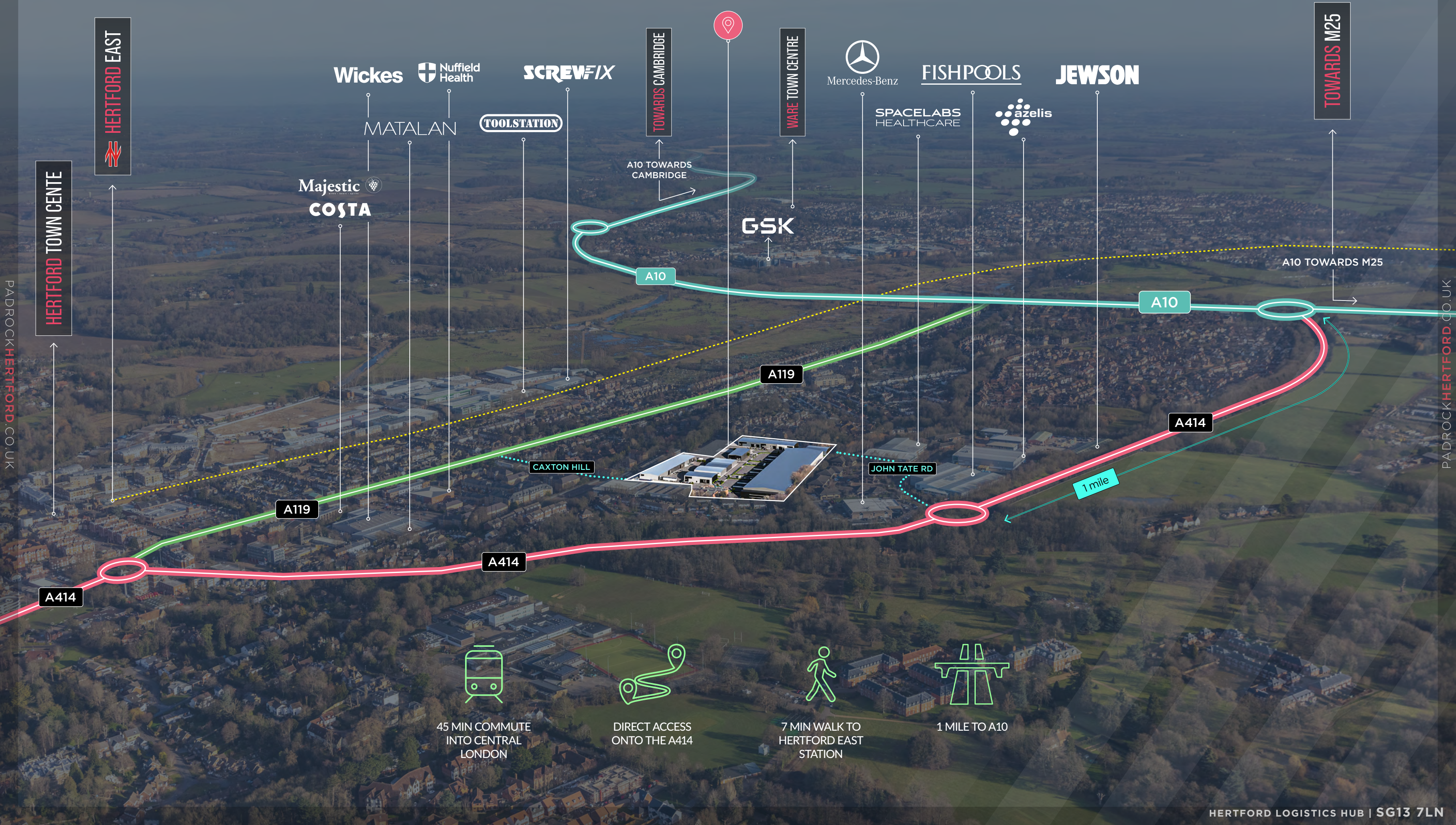


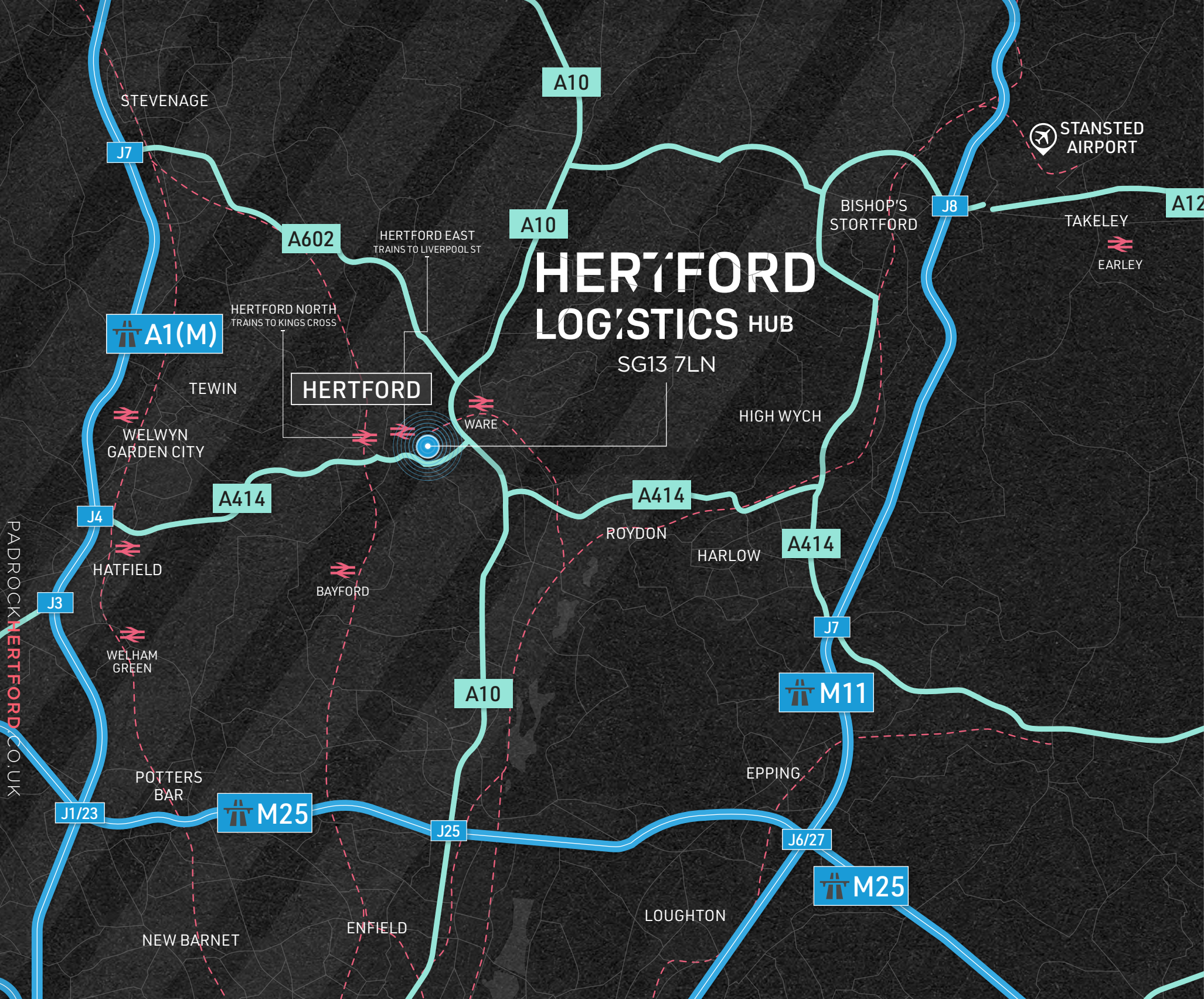
RAINWATER
HARVESTING



FIT FOR 55

HERTFORD LOGISTICS HUB





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