A41CONNECT

FOR SALE / TO LET
FREEHOLD / LEASEHOLD / INDUSTRIAL /
WAREHOUSE / DATA CENTRE / LIFE SCIENCE

A41
6 MINS

M25
20 MINS

LONDON
37 MINS

A BRAND NEW DEVELOPMENT AVAILABLE NOW

UNIT A - 46,065 SQ FT
UNIT E - 12,184 SQ FT (PLUS EXPANSION LAND FOR ADDITIONAL 6,415 SQ FT)

75% PRE-SOLD

ashforddevelopments

WESTFIELD ROAD, PITSTONE, TRING
BUCKS, LU7 9GX

A41CONNECT

A41 Connect is a high quality speculative industrial / warehouse development, built with sustainability, efficiency and flexibility at the forefront of its design.

FEATURES INCLUDE

- TRANSPORT LINKS
- EV CHARGING BAYS
- 24 HOUR ACCESS
- 50KN/M2 FLOOR LOADING
- FULLY FITTED FIRST FLOOR OFFICES

THE DEVELOPMENT

UNIT A

WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
FIRST FLOOR OFFICES	4,615 SQ FT	428 SQ M
TOTAL	46,065 SQ FT	4,279 SQ M

UNIT B SOLD TO EASY CARE SOLUTIONS

WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
FIRST FLOOR OFFICES	4,615 SQ FT	428 SQ M
TOTAL	46,065 SQ FT	4,279 SQ M

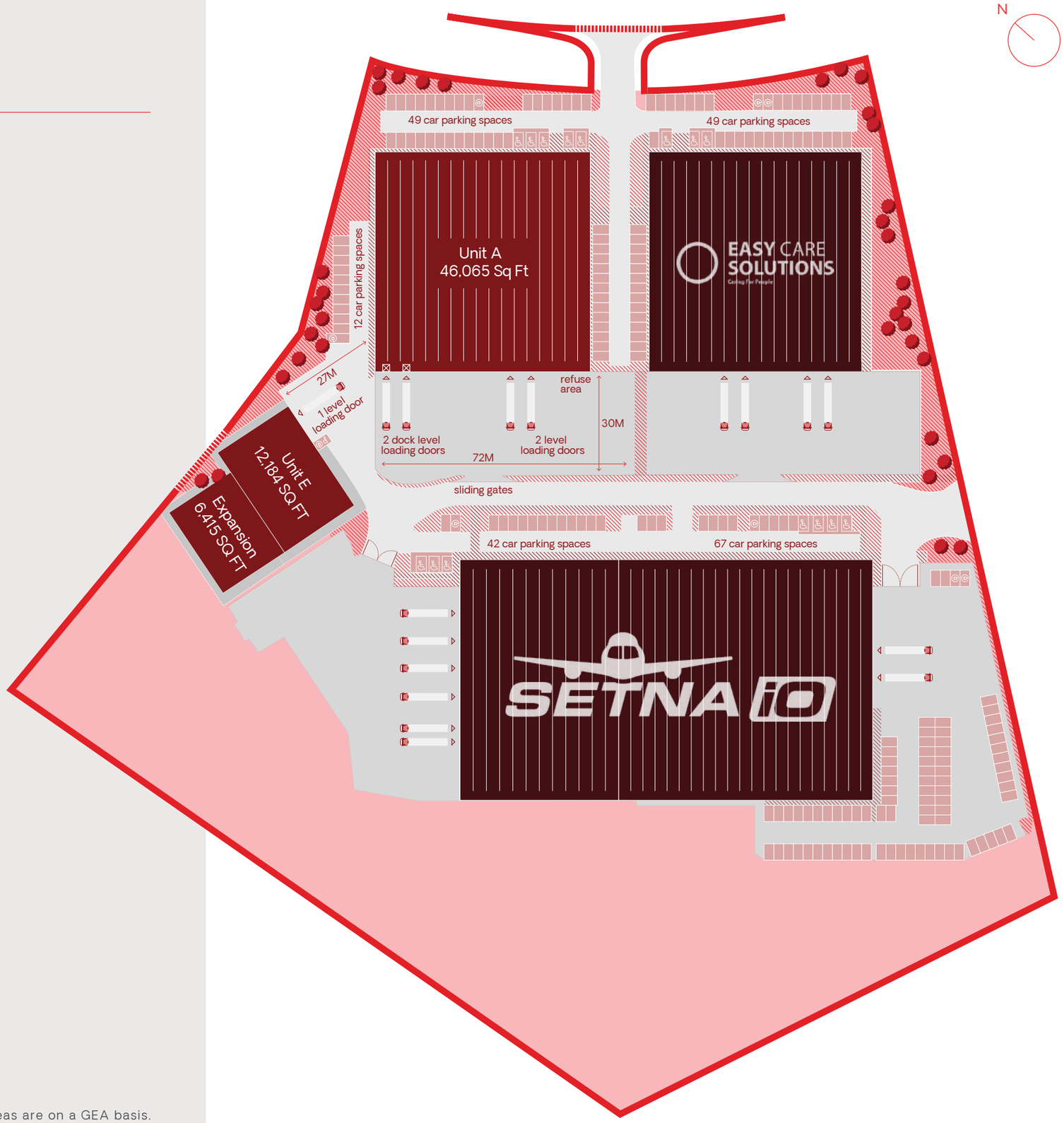
UNIT E

WAREHOUSE	9,074 SQ FT	843 SQ M
FIRST FLOOR	3,110 SQ FT	289 SQ M
ADDITIONAL GROUND FLOOR AREA	6,415 SQ FT	596 SQ M
TOTAL	18,599 SQ FT	1,728 SQ M

UNIT CD SOLD TO SETNA IO

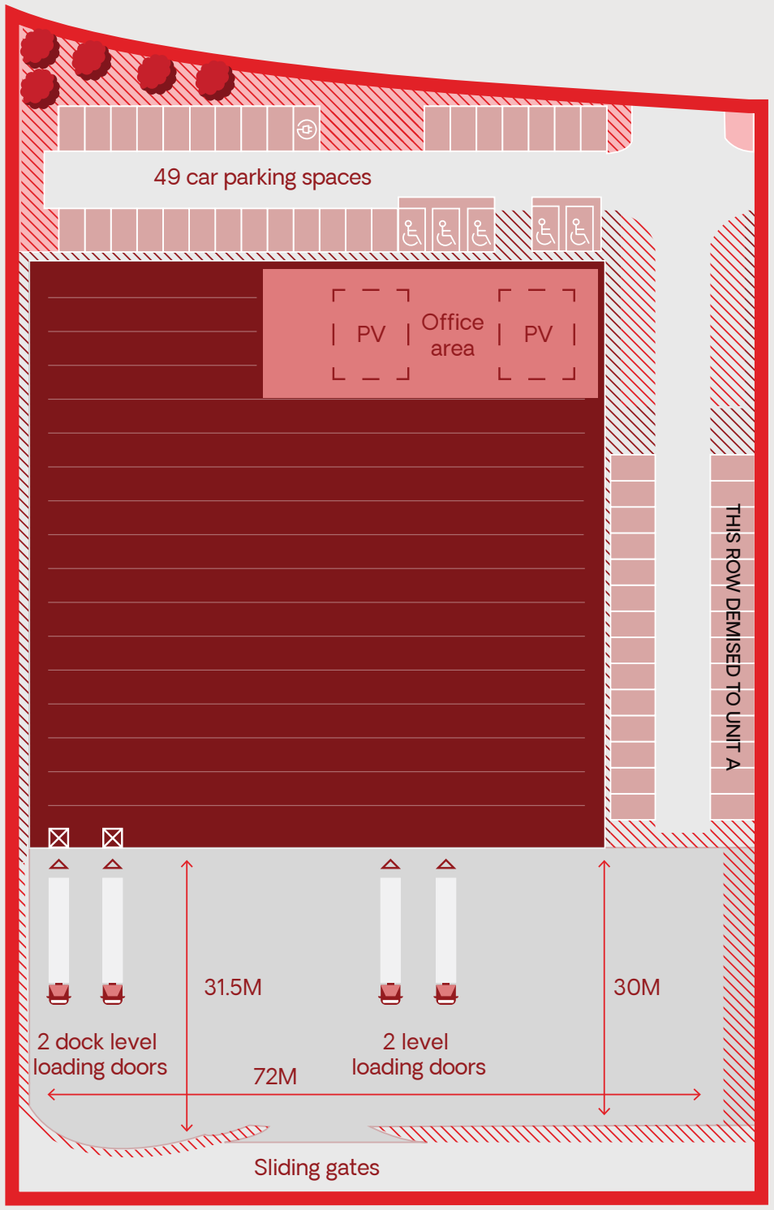
WAREHOUSE	88,556 SQ FT	8,227 SQ M
GROUND FLOOR	2,434 SQ FT	226 SQ M
FIRST FLOOR OFFICES	10,578 SQ FT	983 SQ M
TOTAL	101,568 SQ FT	9,436 SQ M

*All areas are on a GEA basis.



UNIT A

46,065 SQ FT



Plans not to scale

AN UNRIVALLED SPECIFICATION

- 10% ROOF LIGHTS
- SECURE LIT YARDS
- MECHANICAL VENTILATION
- CYCLE STORE
- LED LIGHTING
- LOW CARBON CONSTRUCTION
- SOLAR/ PV PANELS
- 24 HR SITE ACCESS
- EFFICIENT INSULATION
- POWER 350KVA (POTENTIALLY UP TO 1MVA)

UNIT A

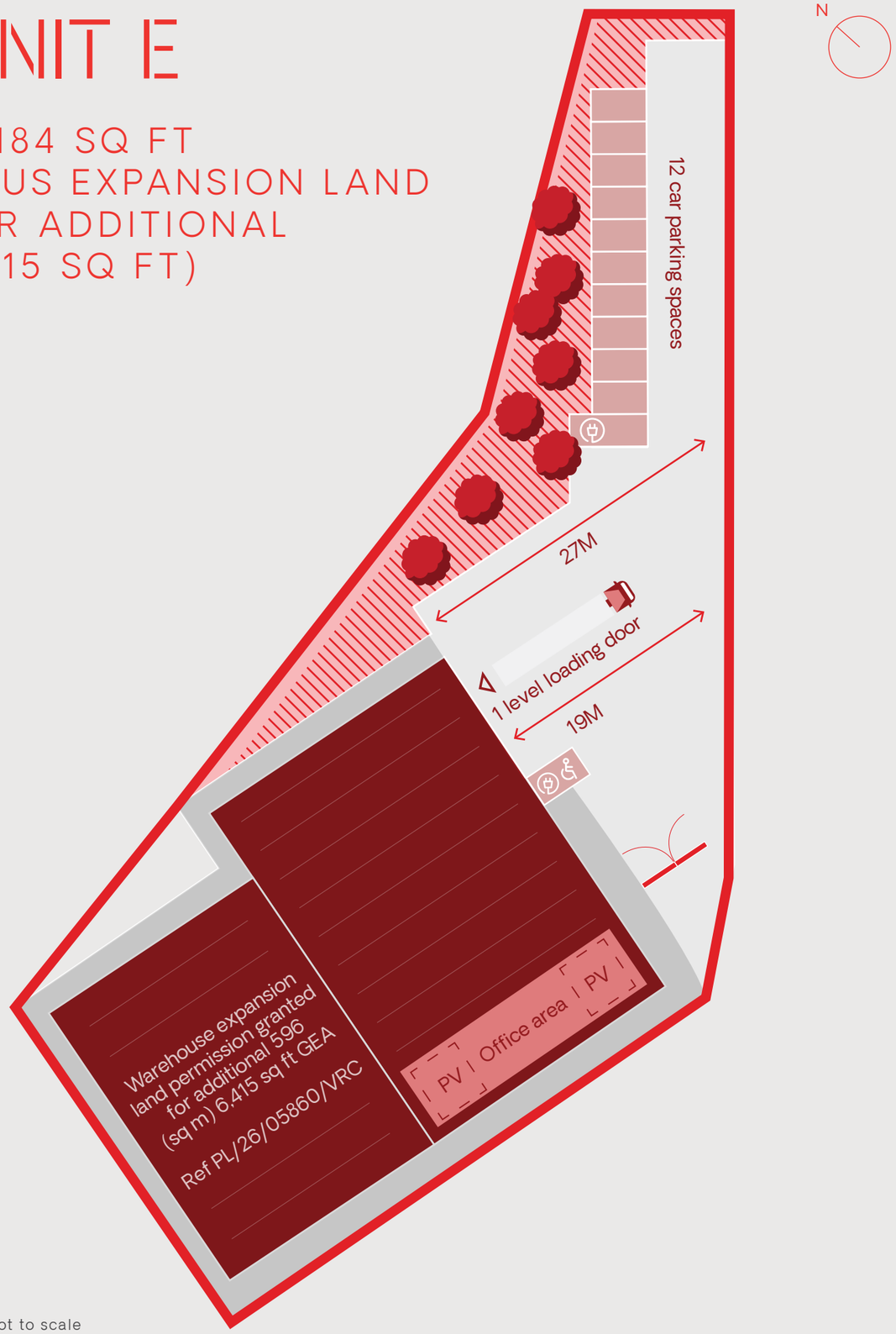
WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
FIRST FLOOR OFFICES	4,615 SQ FT	428 SQ M
TOTAL	46,065 SQ FT	4,279 SQ M

- 11.8M RIDGE HEIGHT
- 2 DOCK LEVEL LOADING DOORS
- 49 PARKING SPACES, 1 EV
- 2 LEVEL LOADING DOORS

*All areas are on a GEA basis.

UNIT E

12,184 SQ FT (PLUS EXPANSION LAND FOR ADDITIONAL 6,415 SQ FT)



Plans not to scale

AN UNRIVALLED SPECIFICATION

- 10% ROOF LIGHTS
- SECURE LIT YARDS
- MECHANICAL VENTILATION
- CYCLE STORE
- LED LIGHTING
- LOW CARBON CONSTRUCTION
- SOLAR/ PV PANELS
- 24 HR SITE ACCESS
- EFFICIENT INSULATION
- POWER 100 KVA (POTENTIALLY UP TO 200KVA)

UNIT E

WAREHOUSE	9,074 SQ FT	843 SQ M
FIRST FLOOR	3,110 SQ FT	289 SQ M
ADDITIONAL GROUND FLOOR AREA	6,415 SQ FT	596 SQ M
TOTAL	18,599 SQ FT	1,728 SQ M

- 8M TO INTERNAL HAUNCH
- 1 LEVEL LOADING DOOR
- 12 PARKING SPACES
- 2 EV PARKING SPACES

*All areas are on a GEA basis.

BUCKINGHAMSHIRE: THE COUNTY OF GROWTH

BUCKINGHAMSHIRE

is home to a number of organisations and strategies promoting inward investment and business growth. On average, Buckinghamshire has 87 enterprises per 10,000 residents, the highest enterprise rate of any area, 30% higher than the national average.

505,000

TOTAL POPULATION OF BUCKINGHAMSHIRE

268,000

ECONOMICALLY ACTIVE

£15B

A GROWING ECONOMY WORTH £15 BILLION

89

BUSINESS STARTS PER 10,000 – 30% HIGHER THAN THE NATIONAL AVERAGE

32,000+

OVER 32,000 PEOPLE IN THE MANUFACTURING, TRANSPORT AND STORAGE SECTOR

1ST

BUCKINGHAMSHIRE HAS THE FASTEST JOBS GROWTH OF ALL LOCAL AUTHORITY AREAS

87

ON AVERAGE IN BUCKINGHAMSHIRE THERE ARE 87 ENTERPRISES PER 10,000 RESIDENTS, THE HIGHEST ENTERPRISE RATE OF ANY AREA

3RD

BUCKINGHAMSHIRE STANDS THIRD IN THE COUNTRY FOR ITS WORKING POPULATION WITH DEGREE LEVEL QUALIFICATIONS OR ABOVE

BUCKINGHAMSHIRE IS AN AREA OF SIGNIFICANT INWARD INVESTMENT

THE OXFORD - CAMBRIDGE ARC

A41 Connect is perfectly located for business in the rapidly growing and developing Oxford-Cambridge Arc, made up of the five counties between Oxford, Milton Keynes and Cambridge. Here, there is an opportunity, recognised by government and local partners, to build a better economic, social and environmental future for the area.

With high-quality, well-connected and sustainable communities making the Arc an even more beautiful place to live, work and visit, attracting a plethora of both established and smaller businesses.

3,700,000

THE ARC IS HOME TO 3.7 MILLION PEOPLE

2,100,000

PEOPLE CURRENTLY WORK IN THE ARC

£110B

ADDS OVER £110 BILLION TO THE ECONOMY EVERY YEAR

3%

PRODUCTIVITY IS OVER 3% HIGHER THAN THE UK AVERAGE

44,000

EMPLOYMENT GROWTH AVERAGED 44,000 NEW JOBS PER YEAR FOR THE LAST FIVE YEARS

2050

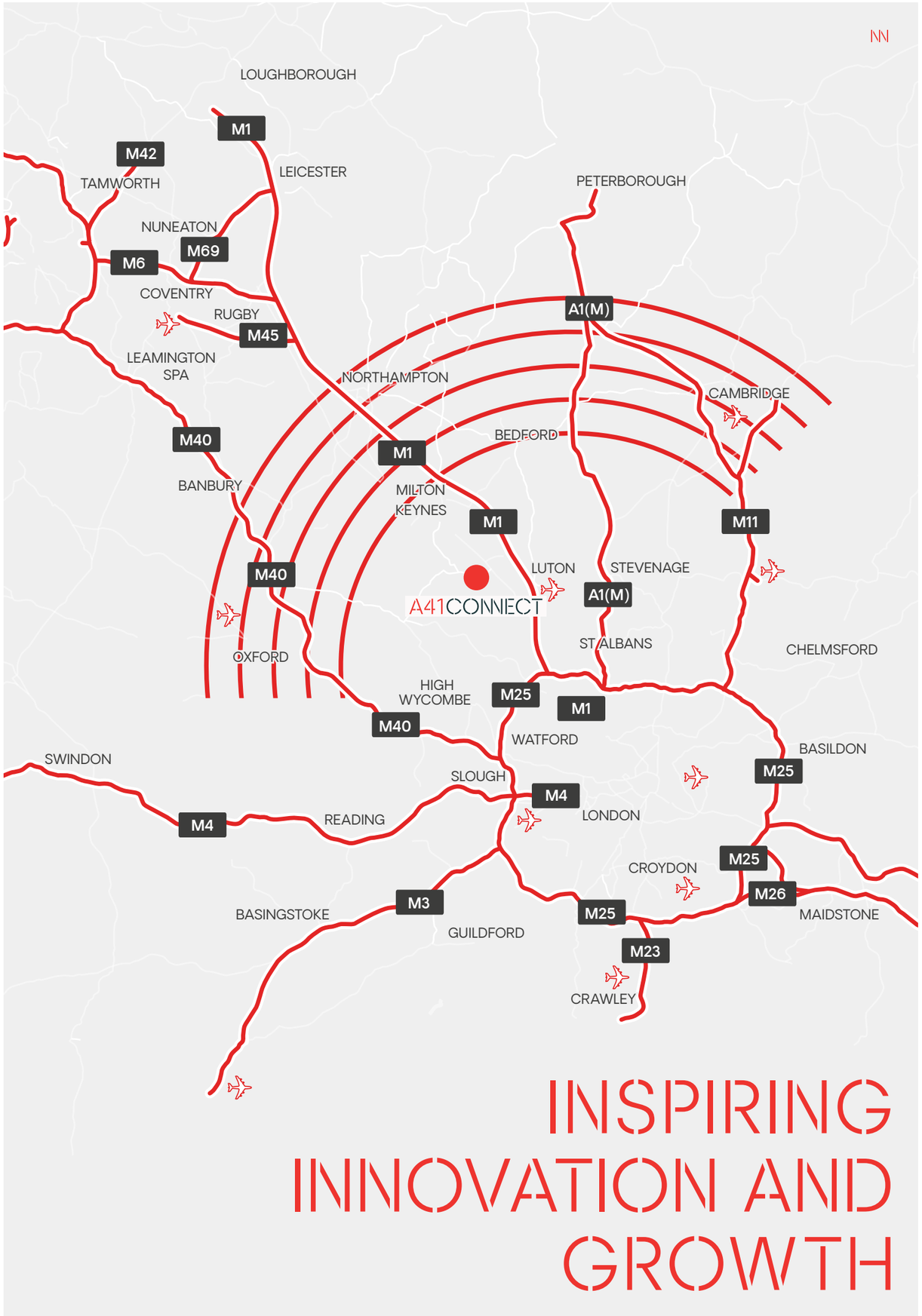
BY 2050 THE AREA WILL HAVE GROWN BY A FURTHER 2 MILLION PEOPLE AND AT LEAST A FURTHER MILLION JOBS

11

THE ARC HAS 11 MAJOR HIGHER EDUCATION INSTITUTIONS, INCLUDING OXFORD, CAMBRIDGE, CRANFIELD AND THE OPEN UNIVERSITY

12

THE ARC IS A GLOBAL HUB OF INNOVATION AND HAS A RATE OF PATENT APPLICATIONS OVER 12 TIMES THE NATION AVERAGE



INSPIRING INNOVATION AND GROWTH

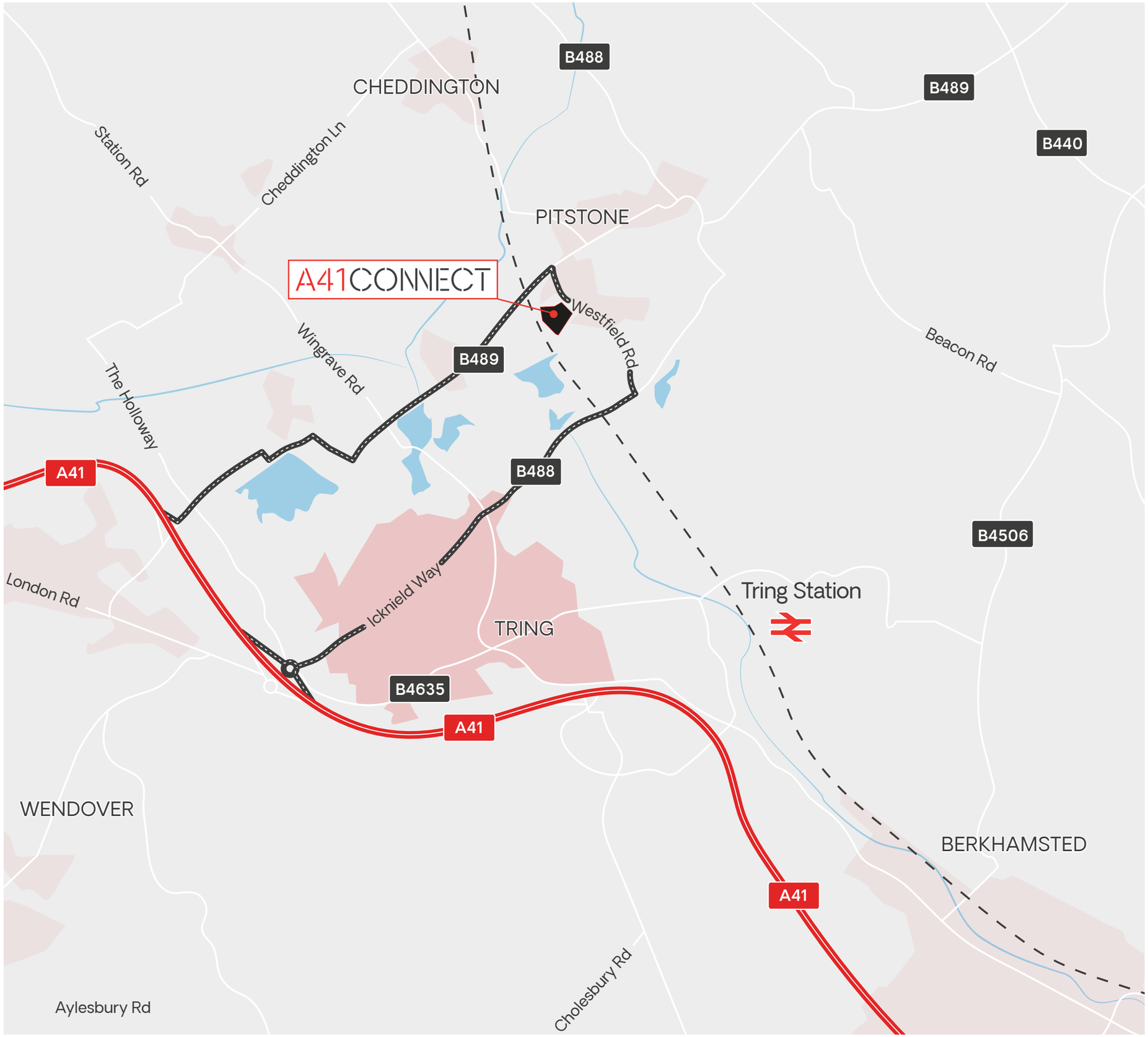
LARGE AND GROWING WORKFORCE OF OVER 430,000 WITHIN A 30-MINUTE CAR COMMUTE

The towns in close proximity to Pitstone, Tring offer a large and growing workforce, with over 76,000 individuals of working age residing within a 30-minute car commute. This abundant labor pool provides significant opportunities for organic workforce growth and cost-effective recruitment.

Accessibility and connectivity to Pitstone, Tring via well-maintained road networks and efficient public transportation options facilitates easy access for employees, additionally, these towns also offer a lower cost of living compared to larger urban centers, making them attractive for individuals looking for a balanced lifestyle. This, in turn makes it easier for businesses to retain talent and foster long-term employee engagement.

TOWN	MILES	TIME	POPULATION	ECONOMICALLY ACTIVE
Tring	3.3	8	11,961	6,793
Dunstable	7.3	15	34,387	21,195
Leighton Buzzard	8.3	17	42,727	25,826
Aylesbury	8.3	18	87,967	55,488
Luton	12.2	23	296,711	183,354
Hemel Hempstead	14.8	23	95,961	59,213
Watford	20.5	30	131,326	83,253

www.citypopulation.de www.google.com/maps



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BUS ROUTES

387/389/397 - From Tring Railway Station Stop B
Local service between Tring, Wigginton and Aldbury via Tring Station, Mon to Sat.

The service runs regularly throughout the day and more frequently during the morning and evening weekday peaks; serves Wigginton 5 times a day.

500, 501 - From Tring Station Road - Grove Road
Hemel Hempstead to Aylesbury via Berkhamsted and Tring. Route 500 runs Monday to Saturday, every 30 mins during the day; the 501 runs this route on Sundays.

61/62 - From Harlech Road
Dunstable to Aylesbury via Tring and the villages.

508 - From Icknield Way
Hemel Hempstead to Northwood (via Watford)

194 - From Tring, Church Square
Tring – Chesham (Wednesdays only)

207 - From Tring Road - Wilstone
Long Marston – Tring – Hemel Hempstead (Fridays only)

167 - From Tringford Lower Icknield Way
Ivinghoe – Leighton Buzzard – village circular (Tuesdays only)

502/532 - Tring Rd Dudswell opp Hamberlins Lane
Northchurch – Hemel Hempstead

WALKING TO LOCAL BUS STOPS	TIME
Harlech Road	1 Min
Warwick Road	2 Mins
Albion Road	5 mins
Playing Fields	6 Mins
Tring Station	44 Mins

CYCLE ROUTES

Routes	MILES	TIME
Tring Station	2.4	13 Mins
Cheddington Station	3.0	16 Mins

LOCAL CONNECTIONS

85% OF UK POPULATION WITHIN A 4.5 HOUR HGV DRIVE TIME.

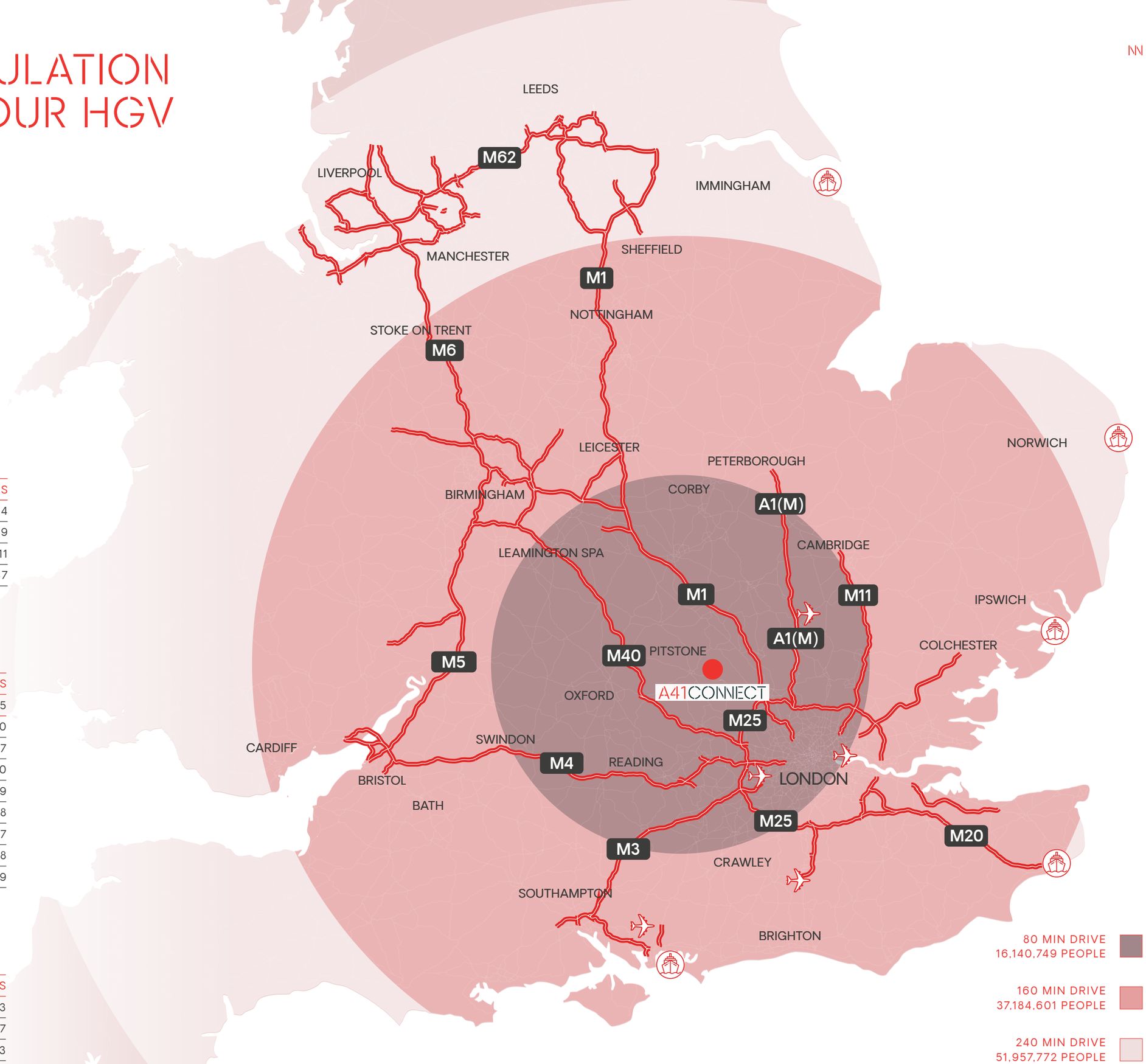
A41 Connect's strategic location offers businesses the opportunity to reduce transportation expenses, enhance responsiveness to market demands, maintain more efficient and leaner inventory management, all while minimising their environmental impact. This advantageous positioning provides cost-saving benefits by facilitating easy access to key transportation routes, enabling businesses to respond swiftly to customer needs, supporting the reduction of excess inventory holding, and contributing to eco-friendly and sustainable operations through reduced environmental emissions.

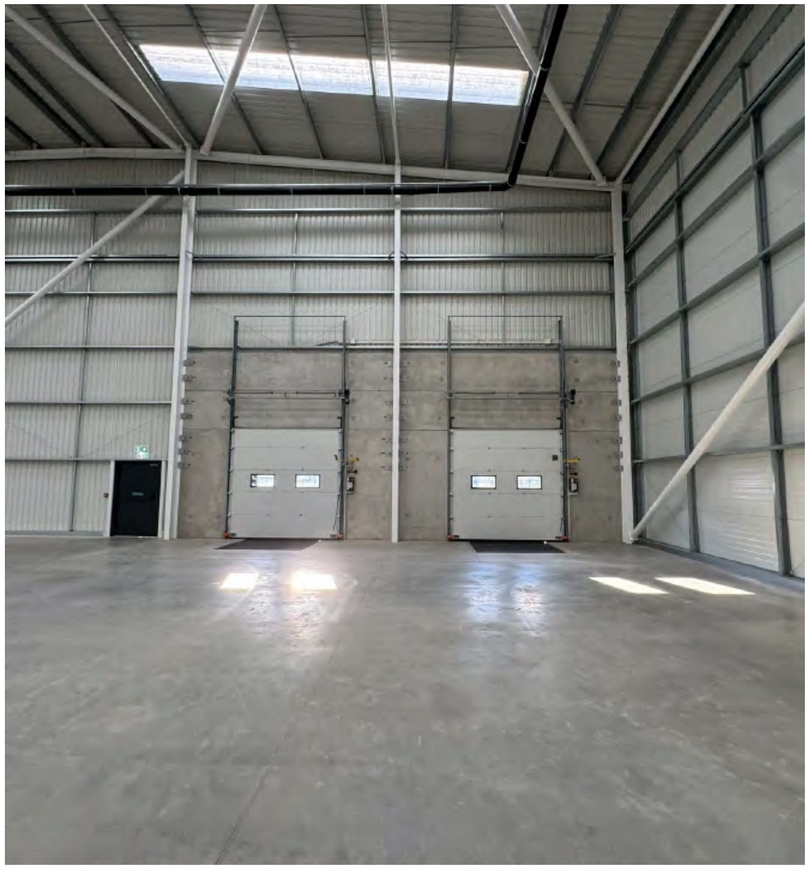
Rail times from Tring station

RAIL	MINS
Berkhamsted	4
Hemel Hempstead	9
Leighton Buzzard	11
London	37

ROAD	MILES
Aylesbury	8.5
A41	10.0
Hemel Hempstead	13.7
J9 M1	13.0
J20 M25	16.9
J6 M40	19.8
Oxford	31.7
London	40.8
Cambridge	48.9

AIR	MILES
Luton	16.3
Heathrow	33.7
Oxford International	55.3





EPC

Available on request.

TERMS

All units are available on both Freehold and Leasehold basis. All leases are on a new full repairing and insuring basis. Please contact the joint sole agents for further details. Energy Performance Certificates are available upon request.

For enquiries and availability please contact:

adroit
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A DEVELOPMENT BY

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. October 2026. Design by CORMACK - cormackadvertising.com.