



ALPHA 10

TO BE REFURBISHED

SECURE OPEN STORAGE SITE OF 2.95
ACRES WITH BUILDINGS OF 32,749 SQ FT



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Foxholes Business Park
Hertford
SG13 7QE

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 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.

Occupiers within close proximity include Stephen Austin Newspapers, Mercedes Benz, Fishpools, Spacelabs Healthcare, Azelis, ITS Digital & Custom Intelligent Security.

DRIVE TIMES

Location	Miles	Mins
A414	0.2	1
Hertford town centre	1	4
A10	1.2	4
Junction 25, M25	12	16
Luton Airport	19	26
Central London	25	60





DESCRIPTION

The property comprises two detached warehouse buildings together with external concrete surfaced yard area used respectively for circulation, car parking and mainly hard standing for open storage.

The buildings offer a combination of warehouse space open side store areas and a workshop - all buildings are to be completely refurbished - the concrete yard area will also be repaired and restored. The site is broadly rectangular and is secured to all perimeters with a steel palisade fence.

ACCOMMODATION

Approximate Gross Internal Areas

	sq ft	sq m
Main building	23,452	2,179
Workshop	2,533	236
Open sided store	6,764	629
Total	32,749	3,044



SPECIFICATION



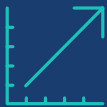
6m Clear
Internal Height



Target EPC B
Minimum



2.95 Acre
Total Site Area



Rare Low Density Site
(26% Site Cover)



5 Level Access
Loading Doors



Established Business
Park location



Secure, Lit, Drained and
Fully Concreted Yard



To Be
Refurbished



1.2 Miles to Junction
with the A10

DEMOGRAPHICS

150,700

Total Population

75,300

Economically Active

Source: totalpopulation.co.uk

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LEASE TERMS

Available on a new lease following refurbishment. Rent on application.

EPC

To be re-assessed following refurbishment - Target Min B.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT chargeable at the current rate.

RATEABLE VALUE

£377,500 (2023 list)

UTILITIES

All mains utility connections

GET IN TOUCH

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