



ALPHA 10

AVAILABLE NOW FOR IMMEDIATE OCCUPATION
SECURE OPEN STORAGE SITE
2.95 ACRES WITH BUILDINGS OF 32,749 SQ FT



ALPHA 10

Foxholes Business Park
Hertford
SG13 7NQ

LOCATION

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
London Stansted Airport	21	36
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 completely refurbished - the concrete yard has been 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



Fully
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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