

PROSPECTUS 2024

Investment portfolio

Invest in Hertfordshire: unlock growth potential in a thriving and sustainable location



CLLR RICHARD ROBERTS
Leader, Hertfordshire
County Council

Hertfordshire is a special place where businesses and people thrive. Attracting investment is key to driving growth and prosperity across our county. Our focus on sustainability, innovation and inclusive growth will improve our residents' lives and we are actively seeking partners to help us to achieve this. That is why we are launching Invest Hertfordshire, a new service that will drive growth and shape our sustainable businesses, places and green spaces for future generations.



ADRIAN HAWKINS OBE
Chair, Hertfordshire
Economic Board

We offer businesses, developers and investors the opportunity to achieve and accelerate significant growth in a dynamic and sustainable environment. Our county boasts a thriving £42bn economy driven by innovation and world-class R&D.

We are a leading destination for high-value sectors in film and TV, advanced manufacturing, life sciences, the built environment and green industries, and digital and technology, attracting top talent and fostering collaboration.

One of our biggest assets as a place is the strength of our public and private partnerships and strategic leadership, taking forward an ambitious vision for the future. Hertfordshire Growth Board is the way the county is working together to deliver sustainable and inclusive growth. It has developed a shared Vision and Missions to tackle growth challenges, unlock further investment and advocate on behalf of its residents, businesses and communities. This means we are perfectly placed to collaborate with investors, developers and government to make this vision a reality. Place-based promotion at events, such as UKREiiF, enables us to bring investment-ready sites to market and explore new opportunities for collaboration.

Attracting capital and foreign direct investment through the real estate and property sector is a key component. This prospectus sets out the range of opportunities available; more will be added to our website as they come on line. This new integrated approach shows the breadth of our offer and the ease of doing business here. We look forward to partnering with you.



Perfectly placed for business

Partner with Hertfordshire and experience the benefits of our key strengths



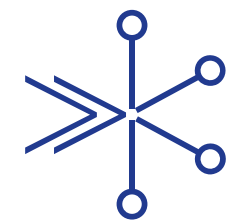
Strategic location

Hertfordshire's world-class R&D and clustering of high-value sectors is powering the UK. Its position at the heart of the Golden Research Triangle (Oxford-Cambridge-London) drives locational advantage. The county has excellent national and international transport links.



Strong economic performance

Hertfordshire contributes significantly to the UK's economy, generating around £42bn every year driven by its world-leading innovation across numerous key sectors and its strong entrepreneurial base.



Commitment to sustainability

Hertfordshire aims to become a low carbon economy by 2050 and prioritise the green growth sector by 2025. Herts IQ enterprise zone, is creating 3 million sq.ft. of sustainable commercial space. Two new garden towns, east and west of the county, are bringing forward greener, more connected communities, jobs and housing.



Skilled and diverse talent pool

The county has excellent colleges, an enterprise-facing university and a range of skills initiatives all focused on future-proofing talent. This provides a high quality of recruitment and retention for businesses who choose to locate and expand here.



Quality of life

Hertfordshire offers a high quality of life with a mix of rural and town and areas of outstanding natural beauty – all on London's doorstep. Add good schools, high value sector opportunities and excellent transport links to other parts of the UK and beyond, it's no wonder 1.2m people choose Hertfordshire as their home.



£42bn
contribution to UK economy (2021)

67,770
active enterprises (2022)

1.2m
population, 80.4% of who are economically active (2022/23)

41.5%
educated to degree level, well above national average



Investment opportunity sites in Hertfordshire

This document is interactive
Click on the district you want to visit in the Hertfordshire map. You can return to this menu from any page by clicking the Invest Hertfordshire logo, bottom left.

[VISIT INTERACTIVE HERTFORDSHIRE MAP >](#)



Broxbourne: At the forefront of digi-tech and creative innovation

Broxbourne is growing in importance as a centre for innovation and technology. A new £800 million Google Data Centre is now under construction which will ensure reliable digital services are provided to Google customers and users across the UK. In 2023 Google generated £118 billion worth of economic activity in the UK.

Sunset Studios Waltham Cross will be developed as a new centre for film, television and digital production. The development will bring £1 billion worth of investment into the area and attract globally recognised media and film brands.

Broxbourne Borough Council is committed to supporting the growth of new, small and growing businesses. This is evidenced by the council's development of two state of the art business centres, Hoddesdon Enterprise Centre in the north of the borough and Theobalds Enterprise Centre in the south of the borough.

New residential developments across the borough are providing modern homes, only 23 minutes from London Liverpool Street by train. One of these, Brookfield Garden Village, is an all encompassing development comprising 1,250 new homes and a new town centre called Brookfield Riverside which will promise lots of commercial opportunities. This type of development will be the first of its kind in the UK.

KEY CONNECTIVITY

23 mins
to London

45 mins
to Cambridge

Borders
M25

5
national rail stations

BROXBOURNE / BROXBOURNE / BROXBOURNE / BROXBOURNE / BROXBOURNE / BROXBOURNE / BROXBOURNE



KEY OPPORTUNITIES

Brookfield Garden Village

Brookside Riverside

Theobalds Business Park

Sunset Studios

Waltham Cross



Brookfield Garden Village

PROMOTER: BROXBOURNE BOROUGH COUNCIL / HERTFORDSHIRE COUNTY COUNCIL

KEY INFO

- > **Investment Type:**
Housing and required infrastructure
- > **Asset Class:**
Mixed use residential development
- > **Planning Status:**
Planning permission has been granted subject to completion of a section 106 agreement and detailed conditions
- > **Delivery Timescale:**
2026 - 2032
- > **GDV:** £500m+

A new place for 21st century living in the heart of Broxbourne.

Brookfield Garden Village will be developed as a sustainable and integrated living space, using exceptional standards of design, whilst retaining the landscape, ecology and historic environment of the Brookfield area. The development will be directly connected to London via the A10.

The Garden Village will provide 1,250 new homes, neighbourhood facilities, a three form entry primary school and other facilities. In addition, there will be more than 14km of new walking and cycling routes across the whole Brookfield development, as well as bus services to connect the site to other parts of the borough and beyond.

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AT A GLANCE

- > **Location:**
Land to west of A10 and north of Cheshunt Park, Brookfield, Cheshunt EN7 6PX
- > **Total Site Area:**
138 hectares
- > **Total Floor Area:**
1,250 residential units
- > **Value of site if on the market:** To be established via market tendering

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Brookfield Garden Village:
CGI rendering



Brookfield Riverside

PROMOTER: BROXBOURNE BOROUGH COUNCIL / HERTFORDSHIRE COUNTY COUNCIL / SOVEREIGN PEVERIL BROOKFIELD LTD

KEY INFO

> Investment Type:

Housing, commercial and leisure

> Asset Class:

Mixed use (retail/leisure/housing/hotel)

> Planning Status:

Planning permission has been granted subject to completion of a section 106 agreement and detailed conditions

> Delivery Timescale:

2026 - 2030

> GDV: £500m

The plans for Brookfield Riverside seek to deliver a mix of civic uses, retail and leisure, including office and residential development within a pedestrianised town centre.

Plans include:

- Up to 19,000 square metres (Net) of retail comparison floor space;
- Approximately 3,500 square metres of retail convenience floor space;
- Up to 10,000 square metres of leisure floor space;
- 12,500 square metres of local office floor space;
- Approximately 250 new homes (40% affordable);
- Elderly people's accommodation;
- Car parking to meet the needs of the development;
- Easy pedestrian connectivity to the existing Brookfield Centre, Brookfield Retail Park and proposed Brookfield Garden Village;
- Current proposals include a new public square alongside civic buildings, a library and health centre.

The Brookfield area will be a comprehensively planned garden suburb that will encompass a retail, civic and leisure centre for the Borough of Broxbourne and Brookfield Garden Village. Brookfield will be home to around 5,000 people.

AT A GLANCE

> Location:

North West of Cheshunt, Turnford, Broxbourne, Hertfordshire EN10 6FE

> Total Site Area:

25.5 hectares

> Total Floor Area:

102,087m² (GIA) approximate

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Brookfield Riverside CGI: how the proposed new town centre could look



Theobalds Business Park

PROMOTER: BOROUGH OF BROXBOURNE / PIGEON / GOOGLE

KEY INFO

- > **Investment Type:**
Development partner or end user for B8 uses
- > **Asset Class:**
Commercial
- > **Planning Status:**
Business Centre is now open for occupation. A new Google Data Centre has been granted planning permission and is under construction. Two commercial B8 facilities have been granted planning approval
- > **Delivery Timescale:**
2024 - 2026
- > **GDV:** £1bn

Theobalds Business Park is the perfect space for new innovative high-tech start up companies and is where Google's new £800 million data centre, now under construction, is located.

The site will provide high quality premises for a range of users, including offices, workshops and engineering facilities.

The new Theobalds Enterprise Centre, a high-spec business centre for start-ups and SMEs, consists of 52 offices, 8 workshops and three conference rooms. It has a BREEAM Very Good rating for sustainability and efficiency, and a Platinum WiredScore which indicates an exceptional standard of wired infrastructure and wireless network connectivity.

The site is in a prime location, sitting in an important employment section of the A10, close to its junction with the M25.

AT A GLANCE

- > **Location:**
EN8 8YD
- > **Total Site Area:**
47 acres
- > **Total Floor Area:**
1,250 residential units of which approximately 1,200 will be available
- > **Value of site if on the market:** c. 8,000 sq. m of B8 space to be developed with ancillary offices

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CGIs of proposed warehouse units at Theobalds Business Park. Theobalds Enterprise Centre and Google data centre (inset)



Sunset Studios

PROMOTER: BLACKSTONE REAL ESTATE / HUDSON PACIFIC PROPERTIES

KEY INFO

> **Investment Type:**
Commercial

> **Asset Class:**
Creative industries

> **Planning Status:**
Planning granted

Land to the west of Waltham Cross is being developed by Blackstone Real Estate and Hudson Pacific Properties for a new film, television and digital production centre.

Planning has been granted for this development which is expected to begin in 2026. The film studios will consist of studios, offices, sound stages and workshops. Most recently planning permission has also been agreed for a backlot.

This studio is expected to draw globally recognised media and film brands to Broxbourne and a host of job roles will arise from this development including music production, sound, set building and support staff.

Broxbourne Borough Council is part of the Hertfordshire Film Office, which works to drive filming investment into Hertfordshire by alerting local authorities to filming enquiries for the use of places or facilities in the area.

AT A GLANCE

> **Location:**
Park Plaza,
Great Cambridge Rd,
Waltham Cross, EN8 8DY

> **Total Site Area:**
c. 37 hectares

> **Total Floor Area:**
100,000 sq. m of
floor space

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*Sunset Studios: Impression
issued by Blackstone.
Credit: Blackstone Real Estate*



Waltham Cross

PROMOTER: BROXBOURNE BOROUGH COUNCIL AND PARTNERS

KEY INFO

> Investment Type:

Mixed use

> Asset Class:

Town centre

> Planning Status:

Town Centre Planning Framework for Waltham Cross (2023) indicates the potential to achieve significant residential development benefiting footfall to shops, facilities and the evening economy.

> Delivery Timescale:

2023-2030

> GDV: £600m +

Waltham Cross is a diverse and vibrant town on the border of London. It has benefited from a £16 million programme of improvements, supported by the Government's Levelling Up Fund.

An important employment centre with excellent transport links, the town's population is expected to increase as a result of new developments.

The Waltham Cross town centre planning framework includes proposals for the redevelopment of the town including the northern end of the high street and the Pavilions Shopping Centre. Development plans include a wider retail and residential offer.

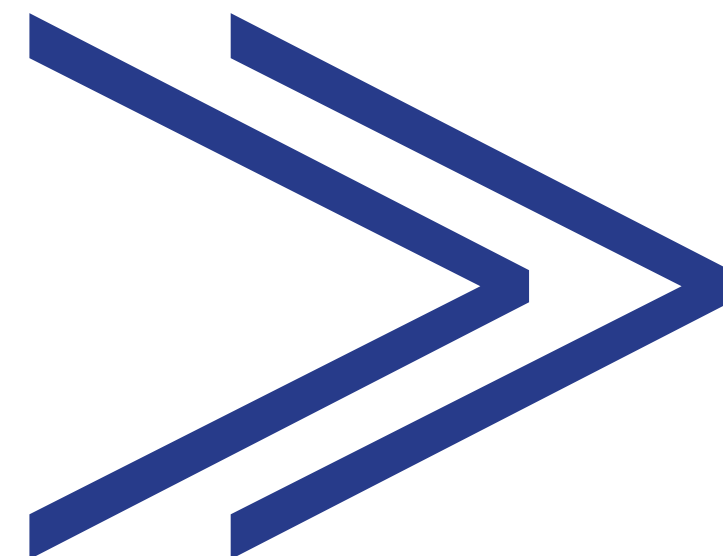
The town centre is at the heart of a development strategy to make Waltham Cross an attractive and high quality place to live and work with a vibrant town centre during the day and evening; public realm improvements; redevelopment of key sites in the town centre and more new homes while conserving and enhancing the historic environment.

AT A GLANCE

> Location:

Waltham Cross, EN8

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Waltham Cross: CGI of revitalised town centre



Dacorum: A place of opportunity and growth

Located just 24 miles from London, close to the M1, M25, and Luton and Heathrow airports, and on the West Coast Mainline, Hemel Hempstead in Dacorum is a highly accessible location.

Among the first New Towns, it is reinventing itself with a series of new Garden Communities which will bring approximately 11,000 new homes and 10,000 new jobs by 2050, including an extension to the enterprise zone, Hertfordshire Innovation Quarter.

Key to this is the regeneration of Hemel Hempstead town centre; our vision sets an ambitious future, revitalising the area to become, once again, the beating heart of the area.

The town centre holds beautiful natural treasures, including the Water Gardens and River Gade in the heart of the town centre, Gadebridge Park and the Walled Gardens in the north and Grand Union Canal to the south. These assets provide valuable amenities for residents and are the backdrop for opportunities for enhancement through high quality regeneration.

The combination of parks and rivers mixed with shops, cafes, restaurants, workspaces, cultural and leisure activities will drive the revitalisation of the town centre, focussed on development of our priority sites.

KEY CONNECTIVITY

24 miles
north-west of London

26 mins
to Euston Station

25 mins
to Luton Airport

M1 and M25
easily accessible

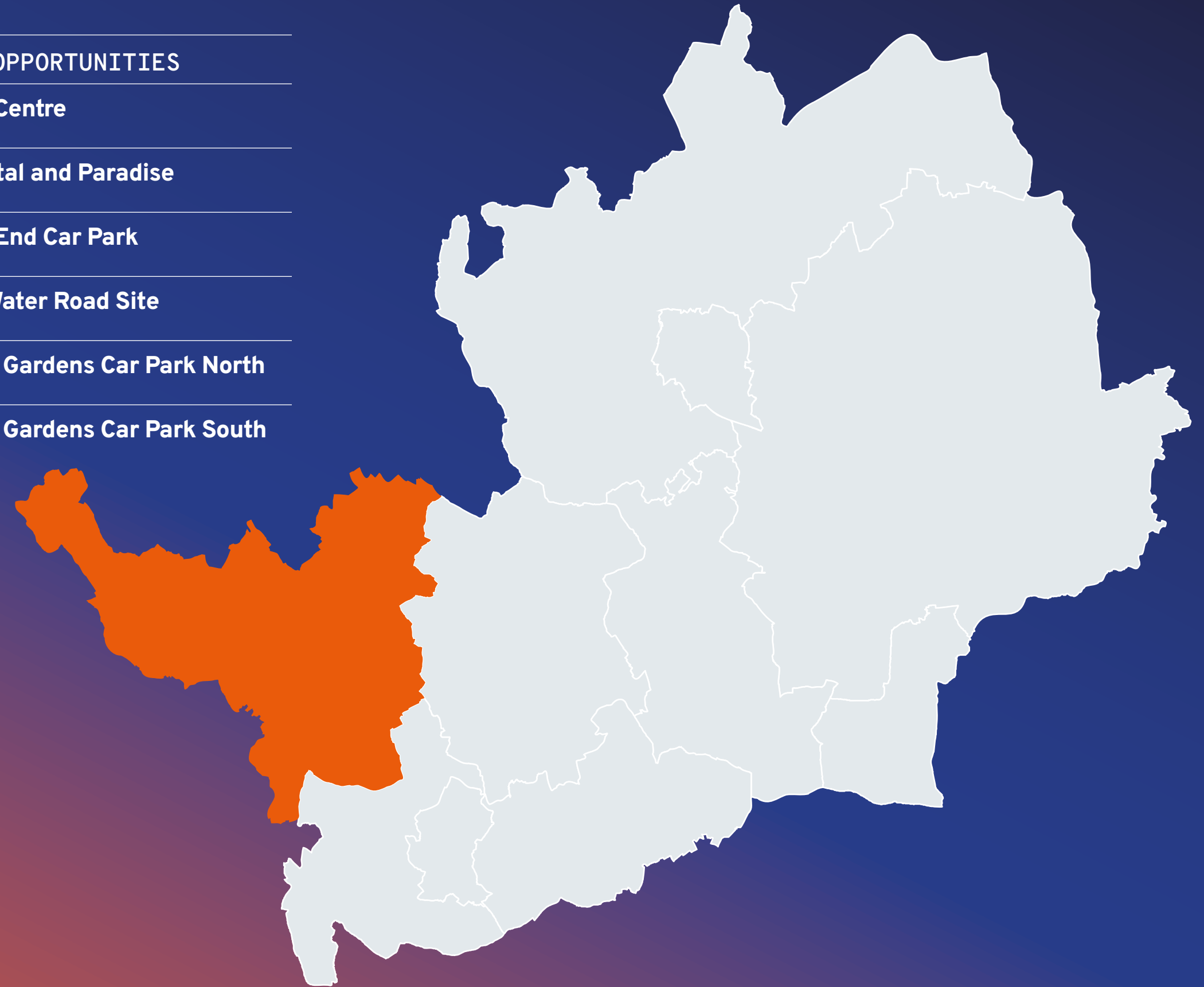


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KEY OPPORTUNITIES

- Civic Centre
- Hospital and Paradise
- Moor End Car Park
- Two Water Road Site
- Water Gardens Car Park North
- Water Gardens Car Park South



Civic Centre

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type and Asset Class:
Residential led with mixed use opportunity

The site in Hemel Hempstead is situated at the point where Dacorum Way meets the Marlowes and used to host the original Dacorum Civic Centre.

It is 10 minutes by bus to Hemel Hempstead railway station and walking distance to surrounding residential areas and town centre amenities.

The rectangular 0.78 hectares site slopes down from the Marlowes to the east to the River Gade to the west, where the site widens out. It is surrounded by predominantly new buildings including the Forum, the Gade and Foundry residential developments and West Herts College. The new buildings vary from four to seven storeys. On the other side of the Marlowes there is a series of listed buildings, including the Carey Baptist Church, that forms the original Marlowes. The Old Town conservation area is a short walk from the site.

The Civic Zone site offers a significant opportunity to contribute to the council's aspirations for the regeneration of the town centre by achieving aims set out in planning policies for the Gade Zone.

AT A GLANCE

> Location:
Dacorum Way, Hemel Hempstead, HP1 1LD

> Total Site Area:
0.78 hectares

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Civic Centre: the development will support town centre regeneration



Hemel Garden Communities

PROMOTER: THE CROWN ESTATE

KEY INFO

> Investment Type and Asset Class:
Residential led mixed use

> Planning Status:
No current planning application

> Delivery Timescale:
programme completion by 2050

In the heart of the Golden Triangle between Oxford, Cambridge and London, Hemel Garden Communities will create new neighbourhoods and transform existing ones and the wider area, building on the best of its heritage and culture to become a greener, more connected New Town.

Hemel Garden Communities will be home to inclusive, integrated neighbourhoods connected by a green network, and thoughtfully designed places with engaged communities, all underpinned by digital connectivity, a self-sustaining economy and pioneering green technology.

The programme will not only deliver new homes and jobs, but it will also provide new local centres, reflecting the approach taken to the original New Town. Opportunities for new education, health and recreation and leisure services are also proposed.

Partners to the Hemel Garden Communities programme include Dacorum Borough Council, St Albans City & District Council, Hertfordshire County Council, and the Hertfordshire Innovation Quarter. The programme was granted Garden Community status in 2019 and is supported by Homes England.

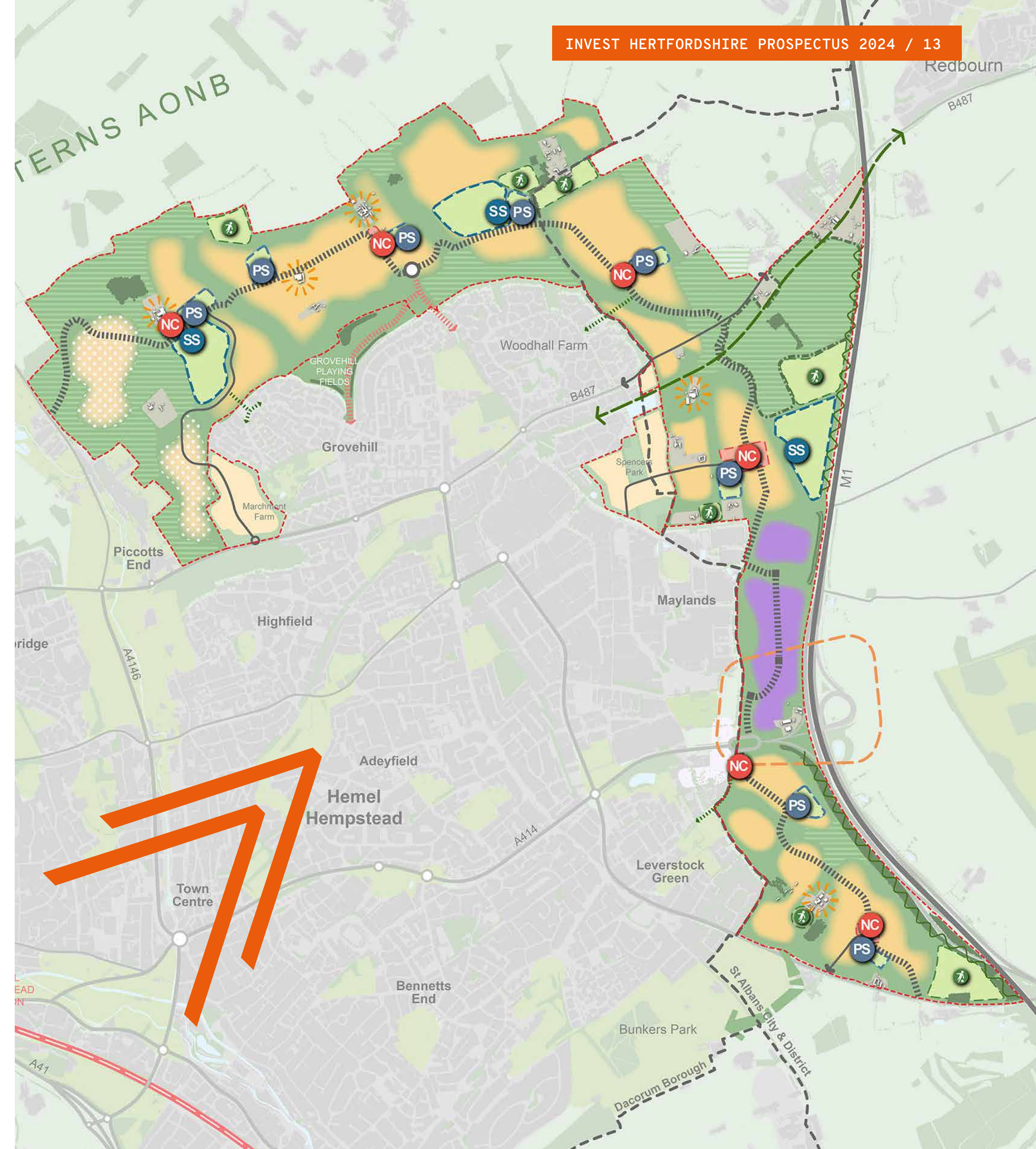
AT A GLANCE

> Location:
Covers whole town of Hemel Hempstead, as well as proposed growth areas straddling both Dacorum and St Albans districts

> Aims to deliver:
11,000 homes and 10,000 jobs

[MAKE AN ENQUIRY >](#)

Hemel Garden Communities: the development will create thousands of new homes and jobs



Hospital and Paradise

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type and Asset Class:
Residential led with mixed use opportunity

Two sites allocated in the Local Plan.

The Hospital and Paradise site is located in Hemel Hempstead within Dacorum Borough Council. The site lies between the Marlowes Shopping Centre to the west, Paradise Fields to the east, St Albans Road to the south and Hillfield Road to the north.

Hospital site consists of unused former hospital buildings, with some of the original hospital to be retained, including the Verulam Wing. Paradise/Wood Lane is an industrial site adjacent to the south of the Hospital site. Some redevelopment has begun there.

The overall size of the site is approximately 8.9 hectares. The main access to the Hospital is from Hillfield Road and the main access to Paradise area is from Park Lane.

AT A GLANCE

> Location:
Hospital: Hillfield Road, Hemel Hempstead, HP2 4AD
Paradise: Paradise, Hemel Hempstead, HP2 4TP

> Total Site Area:
8.9 hectares approximately

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*Hospital and Paradise:
two sites allocated in Local Plan*



Moor End Car Park

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type:
Residential led with mixed use opportunity

A council owned and operated single storey open air car park south of the Water Gardens, between the River Gade and Leighton Buzzard Road, Hemel Hempstead.

Access to the Moor End Car Park is from Leighton Buzzard Road with exits on the same street.

It occupies a central location within the town centre, halfway between the Old Town to the north and the primary retail area to the south. It is 10 minutes by bus to Hemel Hempstead railway station and walking distance to surrounding residential areas and town centre amenities.

The overall size of the site is approximately 380ft by 115ft.

AT A GLANCE

> Location:
Leighton Buzzard Road,
Hemel Hempstead,
HP1 1BT

> Total Site Area:
0.4 hectares

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*Moor End Car Park:
identified as a Town Centre
Plan Opportunity site*



Water Gardens Car Park North

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type and Asset Class:
Residential led with mixed use opportunity

Water Garden Car Park is a council owned and operated two storey car park between Leighton Buzzard Road and the River Gade, Hemel Hempstead.

Access to the Water Gardens Car Park North is from Combe Street and Leighton Buzzard Road, with exits on Bridge Street and Leighton Buzzard Road. The site occupies a central location within the town centre, halfway between the Old Town to the north and the primary retail area to the south. It is 10 minutes by bus to Hemel Hempstead railway station and walking distance to surrounding residential areas and town centre amenities.

It is close to Dacorum Borough Council Offices, Hemel Hempstead Hospital and Hemel Hempstead Police Station, located in an area with a predominantly civic focus.

A parking strategy or plan for the whole town centre would be interdependent to this site coming forward.

The size of the Water Gardens Car Park North is approximately 110ft x 670ft with an area of approximately 23,400 sq. ft.

AT A GLANCE

> Location:
Water Gardens Car Park North, Bridge Street, Hemel Hempstead, HP1 1EF

> Total Site Area:
1.2 hectares

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Water Gardens Car Park North: centrally located in town centre



Water Gardens Car Park South

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type and Asset Class:
Residential led with mixed use opportunity

Open air car park between Leighton Buzzard Road and the River Gade, abutting the Water Gardens to the south.

The site occupies a central location within Hemel Hempstead town centre, half way between the Old Town to the north and the primary retail area to the south. It is 10 minutes by bus to Hemel Hempstead train station and walking distance to surrounding residential areas and town centre amenities. It is situated between the Leighton Buzzard Road and Waterhouse Street at the northern side of the Jellicoe Water Gardens. It is close to Dacorum Borough Council Offices, Hemel Hempstead Hospital and Hemel Hempstead Police Station, located in an area with a predominantly civic focus.

The size of the Water Gardens Car Park South is circa 88ft x 318ft with an area of approximately 8,600 sq. ft.

AT A GLANCE

- > Location:**
Hemel Hempstead, HP1 1BT
- > Total Site Area:**
0.5 hectares

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Water Gardens Car Park South: centrally located opportunity



Two Waters Road

PROMOTER: DACORUM BOROUGH COUNCIL

KEY INFO

> Investment Type and Asset Class:

Residential led with mixed use opportunity

> Planning status:

Planning application received for a site within the overall area

Multiple individual allocations grouped together along Two Waters Road, Hemel Hempstead.

As the name suggests, the site is bounded by both the River Gade and River Bulbourne. It lies just south of the Plough, the primary town centre roundabout to the north, Heath Park to the west and London Road to the south.

The site currently includes car dealerships, garages, Magic Car Wash, B&Q and the Travis Perkins retail area.

The site is 10 minutes by bus to Hemel Hempstead railway station and walking distance to surrounding residential areas and town centre amenities.

Access to the Two Waters site is from Two Waters and Lawn Lane with exits on the same street. The Grand Union Canal runs through part of the site.

The size is circa 1,500ft by 640ft.

AT A GLANCE

> Location:

Two Waters Road, Hemel Hempstead

> Total Site Area:

5.5 hectares

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*Two Waters Road:
multiple allocations*



East Hertfordshire:

Idyllic area steeped in history with excellent connections

East Hertfordshire is a vibrant and idyllic district, boasting several historic market towns, such as Bishop's Stortford, Hertford and Ware.

Smaller, similarly characterful settlements Buntingford and Sawbridgeworth, along with many unique villages and hamlets, such as High Wych and Much Hadham – where community and tradition are celebrated.

East Herts is also a place for future growth. The Harlow and Gilston Garden Town will see 10,000 new homes in the Gilston area with new schools, parks and transport links alongside 5 hectares of land for commercial uses. These proposals have resolution to grant subject to Section 106 expected by summer 2024.

Connected by bus, train and plane, East Hertfordshire sits between Stansted Airport (15 minutes from Bishop's Stortford), Luton Airport (40 minutes away), London City Airport (one hour) and Heathrow Airport (one hour), whilst also being networked by the likes of National Rail, Abellio Greater Anglia, Stansted Express and Thameslink, offering services into London. Also available to residents in East Hertfordshire is Hertfordshire County Council's HertsLynx – an affordable, on demand transit service.

The county's namesake, Hertford, was voted the fifth best place to live in the East of England in 2023 (Metro), and will soon be welcoming a newly rebuilt, state-of-the-art theatre to its town centre. This jewel in the district's crown will open later this year. It will take pride of place among the district council's other recently completed community legacy projects, Grange Paddocks and Hartham Leisure Centre, and will continue to build on East Herts' rich cultural history.

KEY CONNECTIVITY

- 38 mins**
Bishop's Stortford to London Liverpool Street
- 48 mins**
by rail to Cambridge
- 20 mins**
M25 (Hertford via A10)

EAST HERTFORDSHIRE / EAST HERTFORDSHIRE / EAST HERTFORDSHIRE / EAST HERTFORDSHIRE / EAST HERTFORDSHIRE



KEY OPPORTUNITIES

- County Hall
- Harlow and Gilston Garden Town
- Hertford Logistics Hub
- Riverlabs
- Spark



County Hall

PROMOTER: HERTFORDSHIRE COUNTY COUNCIL / SAVILLS

KEY INFO

> **Investment Type:**
Commercial occupancy

> **Asset Class:**
Office

> **Planning Status:**
Complete

Hertfordshire County Council has vacated its longstanding County Hall location, and between 3,000 sq. ft. and 200,000 sq. ft. of grade B/C office accommodation is now available for occupancy.

The original Grade II listed building was constructed in 1939, with more sections added in the 1970s. The multi-story car park is to be included in any letting on a part or whole basis.

Situated just 20 miles from London, Hertford has excellent transport links to London from its two stations with trains arriving from the capital every 15 minutes.

[MORE INFORMATION ABOUT SITE >](#)

AT A GLANCE

> **Location:**
County Hall, Pegs Lane, Hertford, SG13 8DE

> **Total Site Area:**
13.3 hectares

> **Total Floor Area:**
200,000 sq. ft.

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County Hall: the Grade II listed building is available for commercial occupancy



Harlow and Gilston Garden Town

PROMOTER: PLACES FOR PEOPLE (VILLAGES 1-6); TAYLOR WIMPEY (VILLAGE 7)

KEY INFO

- > Gilston – 10,000 homes with resolution to grant (subject to S106)
- > Commercial land and employment opportunity expected

One of the biggest development and regeneration projects in the country ideally located in the London, Cambridge, Oxford ‘Golden Triangle’, Harlow & Gilston Garden Town (HGGT) will be facilitating 10,000 homes across seven villages in the Gilston Area.

Gilston villages form one of four new Garden Town neighbourhoods with further communities and 13,000 homes proposed for Water Lane, Latton Priory and East of Harlow.

It is expected that the new Princess Alexandra Hospital will be built close to J7a of the M11 providing a new health campus that will serve the local area.

The adjacent town of Harlow is on site with regeneration bringing forward a new Arts & Cultural Quarter alongside a redeveloped shopping/leisure area and an upgraded bus station.

Gilston will also anticipate an exciting new commercial land opportunity site with up to 34,000sq. m of employment floorspace with an aspiration for 1000 new jobs a year across the whole of Harlow & Gilston.

Harlow train station has regular 30 minute journey times to London Liverpool Street and Cambridge, presenting the perfect opportunity to be part of an area that will become one of the fastest growing in the UK.

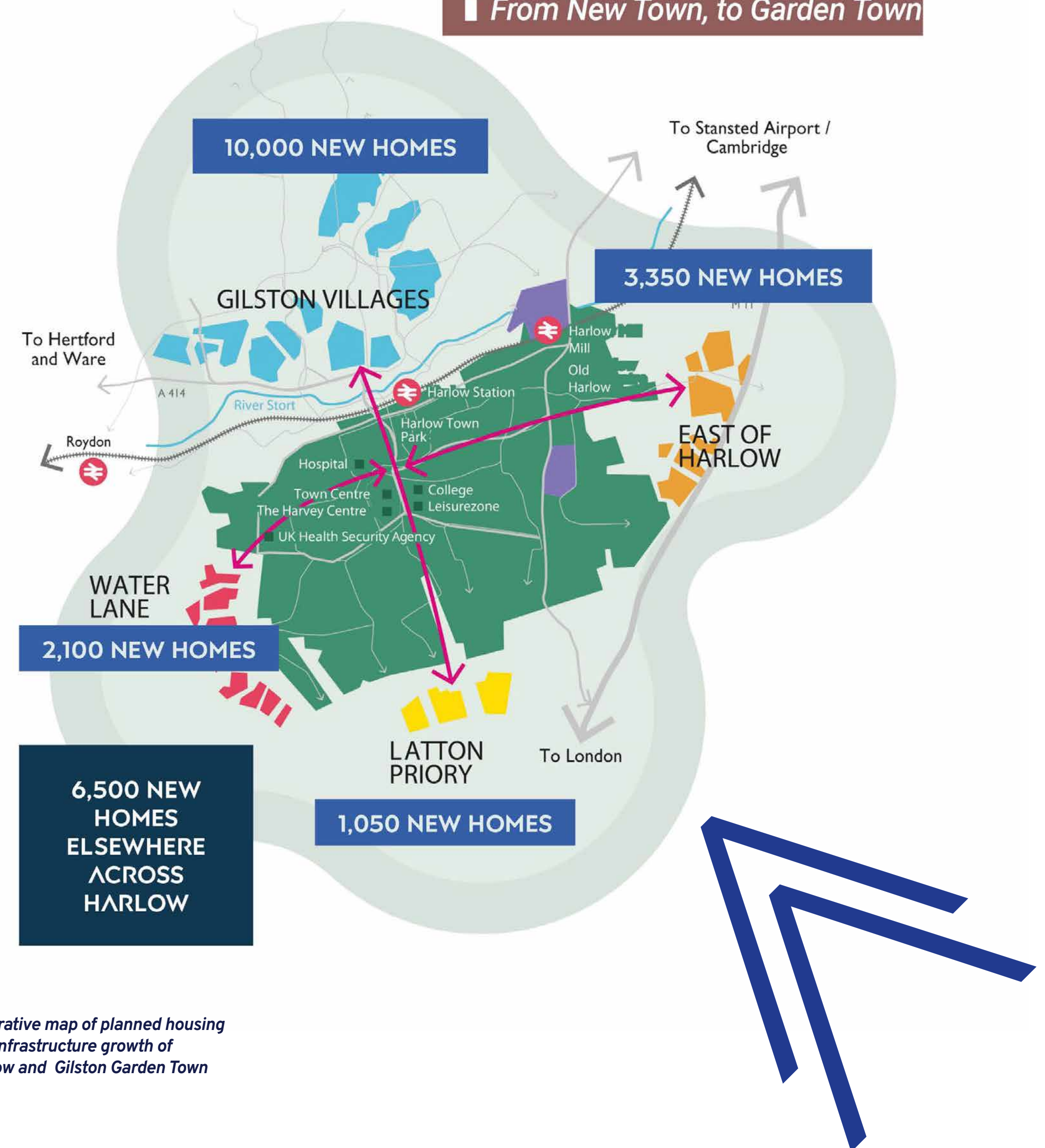
[MORE INFORMATION ABOUT SITE >](#)

AT A GLANCE

- > Hertfordshire County Council and East Herts District Council working in partnership with Harlow Council, Epping Forest District Council and Essex County Council to create high-quality places that embrace and enable sustainable and healthy living alongside a thriving economy.

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From New Town, to Garden Town



Illustrative map of planned housing and infrastructure growth of Harlow and Gilston Garden Town



Hertford Logistics Hub

PROMOTER: PADROCK / PAUL WALLACE

KEY INFO

> **Investment Type and Asset Class:**
Commercial/industrial

> **Planning Status:**
Under construction

> **Delivery timescale:**
2023 - 2025

Hertford Logistics Hub is an exciting development in a prime South-East location with excellent links to the region's principal arterial highways network.

The development consists of two phases, delivering a mix of 16 new and extensively refurbished spaces, all delivered to Grade-A specification. The scheme will offer a range of individual unit sizes from 5,640 sq. ft. to 42,418 sq. ft. and accommodate combinations up to 119,987 sq. ft., providing flexibility to cater to a wide range of occupier requirements.

AT A GLANCE

> **Location:**
Hertford, SG13 7NF

> **Total Site Area:**
4.9 hectares

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*Hertford Logistics Hub:
two phased development*



Riverlabs

PROMOTER: GLOBAL MUTUAL

KEY INFO

> **Investment Type:**
Commercial

> **Asset Class:**
Laboratory

> **Planning Status:** Built and under renovation

> **Delivery Timescale:** Phase 2 available shortly

Riverlabs is a new and exciting life sciences campus, ideally situated at the centre of the 'Golden Triangle' in Ware.

A total of 440,000 sq. ft. (GIA) will be available in three phases. Riverlabs is set within a unique, open campus environment enjoying natural waterfront to the River Lea with 15 acres of open green space plus sports club, tennis courts, cricket pitch, five-a-side football, access to water-based activities, river walks and nature on the doorstep.

Home to GSK for more than 50 years, and within a 45-minute radius of major life science clusters in London, Cambridge and Stevenage, Riverlabs provides a huge pool of life sciences talent to recruit from.

[MORE INFORMATION ABOUT SITE >](#)

AT A GLANCE

> **Location:**
Ware, SG12 0DP

> **Total Site Area:**
11.3 hectares

> **Total Floor Area:**
440,000 sq. ft.

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Riverlabs: the former GSK site in Ware is being renovated to form a new life sciences campus



Spark, Bishop's Stortford

PROMOTER: WRENBRIDGE (OWNER) / COKE GEARING

KEY INFO

> Investment Type:

Commercial
– occupancy opportunities now available

> Asset Class:

Commercial

> Planning Status:

Construction completed

The development offers a highly sustainable, modern design.

Providing a prime location for urban logistics and distribution, manufacturing and R&D. This development boasts two new, highly-specified, grade A industrial units ranging in size from 2,422 to 60,473 sq. ft.

Spark is situated on St James' Way, linking to the A120 and offering direct and fast access to J8, the new J7a M11, and the wider motorway network.

[MORE INFORMATION ABOUT SITE >](#)

AT A GLANCE

> Location:

St James' Park,
Bishop's Stortford,
CM23 4AS

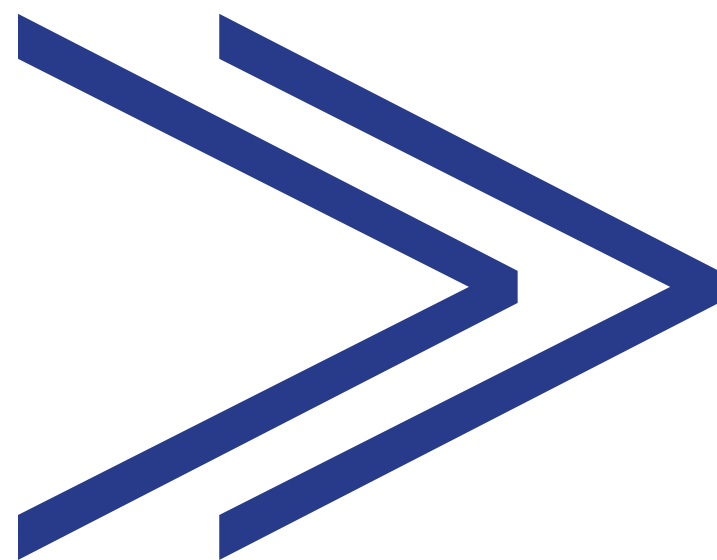
> Total Site Area:

0.4 hectares

> Total Floor Area:

18,9536 sq. ft.

[MAKE AN ENQUIRY >](#)



Spark: a prime location for logistics and distribution



Former Bushey Golf and Country Club

PROMOTER: HERTSMERE BOROUGH COUNCIL

KEY INFO

- > **Investment Type:**
Residential, community, parking and public open space
- > **Planning Status:**
Draft allocation in New Local Plan (2024)
- > **Delivery Timescale:**
2025-2036

Currently an events/banqueting facility and restaurant exist on the site of the former Bushey Golf and Country Club.

It is located on the southern side of Bushey High Street close to the historic core of the village as well as the residential area of the town. The site's development will also support new indoor and outdoor sports facilities and new publically accessible natural green spaces.

AT A GLANCE

- > **Location:**
Land North of Elstree Way, Borehamwood, WD6
- > **Total Site Area:**
3.9 hectares (net)

[MAKE AN ENQUIRY >](#)



Former Bushey Golf and Country Club redevelopment

Civic Office Car Park

PROMOTER: HERTSMERE BOROUGH COUNCIL

KEY INFO

- > **Investment Type:**
Residential
- > **Planning Status:**
Allocated in Elstree Way Corridor Area Action Plan (2016), draft allocation in New Local Plan (2024)
- > **Delivery Timescale:**
2031-2036

The site is a large car park, almost completely enclosed by built development of various height and form, in an urbanised edge of town centre location.

Surrounding uses consist of apartment blocks and terraced and semi-detached properties, a leisure centre, a hotel, civic centre, charity collection centre and day nursery.

The development will help to support a new eight-form entry secondary school and a new consolidated health facility, as well as improving connectivity for pedestrians and cyclists to Elstree Way and Borehamwood more widely. Some public car parking will also be retained.

AT A GLANCE

- > **Location:**
Civic Office Car Park, Elstree Way, Borehamwood, WD6
- > **Total Site Area:**
1.2 hectares

[MAKE AN ENQUIRY >](#)



Civic Office Car Park redevelopment

Kemp Place Car Park

PROMOTER: HERTSMERE BOROUGH COUNCIL

KEY INFO

- > **Investment Type:**
Residential, community, parking and public open space
- > **Planning Status:**
Draft allocation in New Local Plan (2024)
- > **Delivery Timescale:**
2025-2031

The site is currently a public car park, close to Bushey High Street, and provides access to residential houses to the south.

The site is not located within the Green Belt and is currently a car park. Some public car parking would remain on site after development.

AT A GLANCE

- > **Location:**
Kemp Place Car Park, Kemp Place, Bushey, WD23 1D
- > **Total Site Area:**
0.48 hectares

[MAKE AN ENQUIRY >](#)

Kemp Place Car Park redevelopment



Land North of Elstree Way, Borehamwood

PROMOTER: PUBLIC AND PRIVATE SECTOR OWNERSHIP (MULTIPLE SITES)

KEY INFO

- > **Investment Type:**
Residential
- > **Planning Status:**
Allocated in Elstree Way Corridor Area Action Plan (2016), draft allocation in New Local Plan (2024)
- > **Delivery Timescale:**
2031-2036

This site is in an edge-of-town-centre, mixed use area generally surrounded by taller buildings.

Surrounding uses include a civic centre, hotel, fire and ambulance station, car park and apartment blocks. The development will help to support a new eight-form entry secondary school and a new consolidated health facility, as well as improving connectivity for pedestrians and cyclists to Elstree Way and Borehamwood more widely.

AT A GLANCE

- > **Location:**
Land North of Elstree Way, Borehamwood, WD6
- > **Total Site Area:**
0.6 hectares

[MAKE AN ENQUIRY >](#)

Land North of Elstree Way for redevelopment



Land South of Elstree Way, Borehamwood

PROMOTER: PUBLIC AND PRIVATE SECTOR OWNERSHIP (MULTIPLE SITES)

KEY INFO

> **Investment Type:**
Residential

> **Asset Class:** Mixed use residential development

> **Planning Status:**
Allocated in Elstree Way Corridor Area Action Plan (2016), draft allocation in New Local Plan (2024)

> **Delivery Timescale:**
2025-2036

This site is in an edge of town centre, mixed use area generally surrounded by taller buildings.

Surrounding uses include the civic centre, hotel, leisure centre, petrol filling station, car park and apartment blocks with Maxwell Park to the south. Capacity for development includes 96 units on the police station located on the eastern side of the site with an estimated 89 additional units across the remainder of the plot.

The development will help to support a new eight-form entry secondary school and a new consolidated health facility, as well as improving connectivity for pedestrians and cyclists to Elstree Way and Borehamwood more widely.

AT A GLANCE

> **Location:**
Land South of Elstree Way, Borehamwood, WD6

> **Total Site Area:**
1.35 hectares

[MAKE AN ENQUIRY >](#)



Land South of Elstree Way for redevelopment



North Hertfordshire: Forward-thinking with a past shaped by progression

Located less than 40 miles north of central London, North Herts prioritises its people and fosters a strong sense of community.

Families with deep roots in the area, newcomers attracted by the open countryside, and businesses capitalising on its creative heritage all find appeal in North Herts. This region boasts diverse communities drawn by its quality of life, natural beauty, excellent schools, and convenient links to London and Cambridge.

Comprising vibrant market towns, picturesque villages, and expansive countryside, North Herts has a rich history dating back to Paleolithic times and is renowned for its rare chalk streams and natural reserves.

Residents can enjoy a plethora of recreational activities, from outdoor pools and leisure centres to extensive walking and cycling routes.

With a legacy steeped in progressive ideas such as the Garden City and Suffragette movements, North Herts remains a hub of innovation.

Despite challenges such as rising house prices and social inequality, the community confronts them together, bolstered by a robust voluntary sector and a commitment to inclusivity. Through shared values of citizenship and communal care, North Herts thrives as a welcoming and dynamic place for all.

KEY CONNECTIVITY

32 mins
to London

14 mins
to Cambridge

5
mainline stations

NORTH HERTFORDSHIRE / NORTH HERTFORDSHIRE / NORTH HERTFORDSHIRE / NORTH HERTFORDSHIRE /

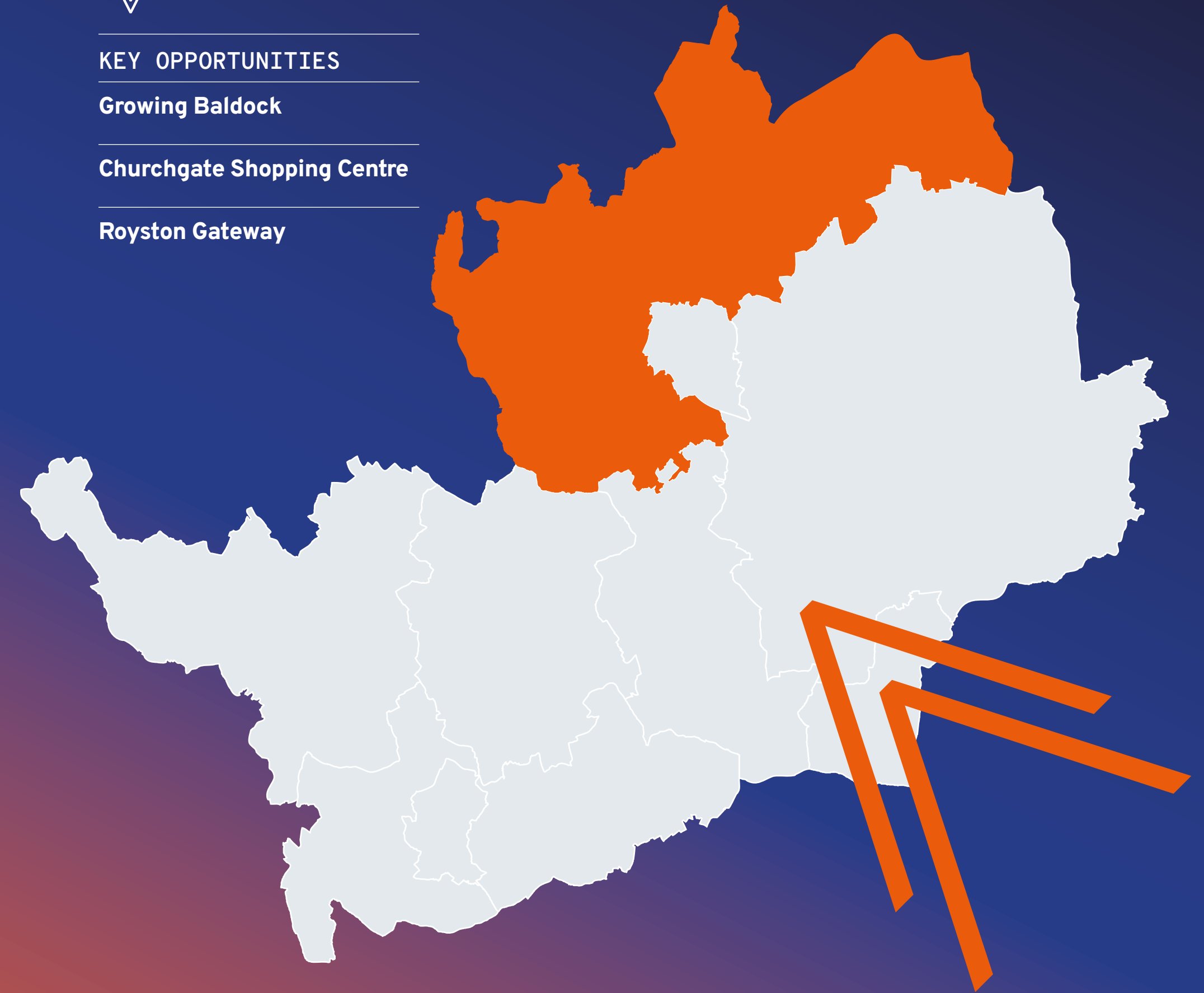


KEY OPPORTUNITIES

Growing Baldock

Churchgate Shopping Centre

Royston Gateway



Growing Baldock

PROMOTER: HERTFORDSHIRE COUNTY COUNCIL AS FREEHOLDER / URBAN&CIVIC APPOINTED AS THE MASTER DEVELOPMENT PARTNER

KEY INFO

> Investment Type:

High value-added employment space

> Asset Class:

Commercial employment space

> Planning Status:

Allocated in the Local Plan in November 2022, targeting an outline planning application (as part of the wider residential-led scheme) in early 2025. The site is made up of four allocations.

> Delivery Timescale:

Outline planning consent targeted for autumn 2026, with delivery from 2028 (negotiations on individual plots delivery could bring forward timescales)

A site of approximately 20 hectares situated between the railway line, connecting London to Cambridge, and the A505, is being brought forward for employment development within a wider strategic development opportunity (Growing Baldock).

Growing Baldock is a scheme immediately surrounding the north, east and south of Baldock, delivering up to 3,000 new homes, two new primary schools, five form entry of secondary school capacity, a local centre with community uses, and around 50 acres of employment uses.

The overall scheme is currently being taken through the outline planning application process, and Urban&Civic is welcoming expressions of interest to discuss delivery of employment uses, from shared office workspaces to research and development facilities, through to low level industrial uses.

[MORE INFORMATION HERE >](#)

AT A GLANCE

> Location:

Royston Road, Baldock, North Hertfordshire, SG7 6QZ

> Total Site Area:

c.20 hectares for employment space set within a wider c. 223 hectares for the Growing Baldock development

> Total Floor Area:

645,835 to 861,113 sq. ft, depending on the specific type of use and the height and scale of each building

[MAKE AN ENQUIRY >](#)

Growing Baldock: a high valued-added employment space



Churchgate Shopping Centre, Hitchin

PROMOTER: NORTH HERTS COUNCIL

KEY INFO

> **Investment Type:**
Potential Commercial/
Market/ Residential

> **Delivery Timescale:**
2024 onwards

Churchgate Shopping Centre is an exciting opportunity in the heart of Hitchin, owned by North Herts Council. As stewards of both the freehold and leasehold, the council is embarking on a journey of regeneration and enhancement, aiming to create a vibrant hub for commercial, market and possibly residential ventures.

Currently hosting a diverse range of independent shops and a thriving market, Churchgate is a cornerstone of Hitchin's community. Since acquiring the site in August 2022, the council has diligently maintained its operations while actively exploring ways to elevate its offerings and enrich the public realm in Hitchin town centre.

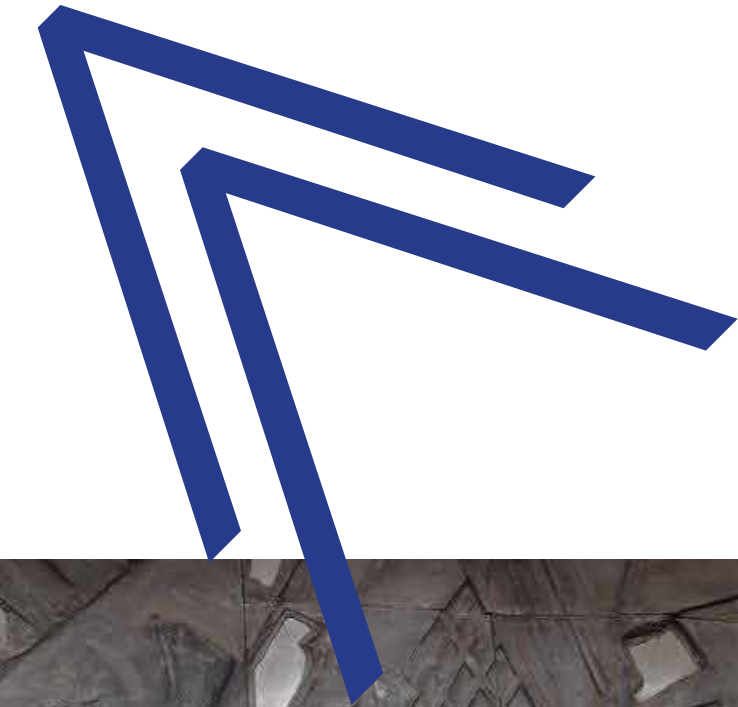
The dedicated council team is collaborating with industry-leading consultants, Lambert Smith Hampton, to craft a compelling investment prospectus. This document will showcase the vision for Churchgate at UKREiiF and beyond. While still at the early stages of this transformative journey, there is much enthusiasm and anticipation from the team and the wider community.

AT A GLANCE

> **Location:**
Hitchin, SG5 1DS

[MAKE AN ENQUIRY >](#)

*Churchgate Shopping Centre:
part of the regeneration of
Hitchin town centre*



Royston Gateway

PROMOTER: KIERFIELD PROPERTIES LTD

KEY INFO

- > **Investment Type:**
Mid-Tech, Commercial, Industrial, and Retail
- > **Asset Class:**
Commercial
- > **Delivery Timescale:**
Built and under phased construction. Full planning consent

Phase 1 of the development already has numerous tenants. Design and build plots are still available and suitable for a variety of commercial uses.

The site's proximity to the Royston Industrial Estate and the A505 is attractive logistically and in terms of recruitment.

Royston is home to many high-tech chemical, bioscience and engineering companies and draws highly skilled staff from London, Cambridge and the local area.

The development is adjacent to the railway station offering services to London in 37 minutes and Cambridge in 14. Companies based in Royston include Johnson Matthey, Sartorius, Mettler Toledo, Hottinger Bruel and Kjaer and Senior Aerospace.

AT A GLANCE

- > **Location:**
SG8 5HN
- > **Total Site Area:**
12 hectares
- > **Total Floor Area:**
240,000 sq. ft. in a variety of unit sizes

[MAKE AN ENQUIRY >](#)



Royston Gateway: offering a variety of investment types

St Albans: Old meets new in vibrant and thriving City and District

The district of St Albans has a rich Roman and medieval history and is a blend of historic cathedral city, vibrant towns, pretty villages, and beautiful countryside.

It is located within the Metropolitan Green Belt (82%), 32km north of London. Hertfordshire's towns are influenced by their proximity to the capital. Many local people work in London; and the district benefits from excellent train links into the capital and further afield through easy access to the motorway network. This contributes greatly to local economic prosperity.

St Albans city is the largest settlement in the district; Harpenden lies to the north; the villages of Wheathampstead, Redbourn, Park Street, Bricket Wood, London Colney and Colney Heath, among others, are the other main areas of population outside the city.

The district has many firms in the legal, accountancy and financial services sectors and is also home to a sizeable cluster of agri-tech and green technology businesses and world-leading research organisations, Building Research Establishment (BRE) and Rothamsted Research.

Other notable employers include AECOM, Premier Foods, Skechers and Burton's Biscuit Company. St Albans City and District continues to have a much lower retail vacancy rate than both the national and regional average, showing the resilience of the retail sector locally, when compared with other areas.

St Albans is home to the historic Charter Market, rated the best outdoor market in Britain, and the Arts Council-funded Museum and Gallery.

KEY CONNECTIVITY

20 mins
to London

Close to
M1 and M25

4
Within easy reach of 4 international airports

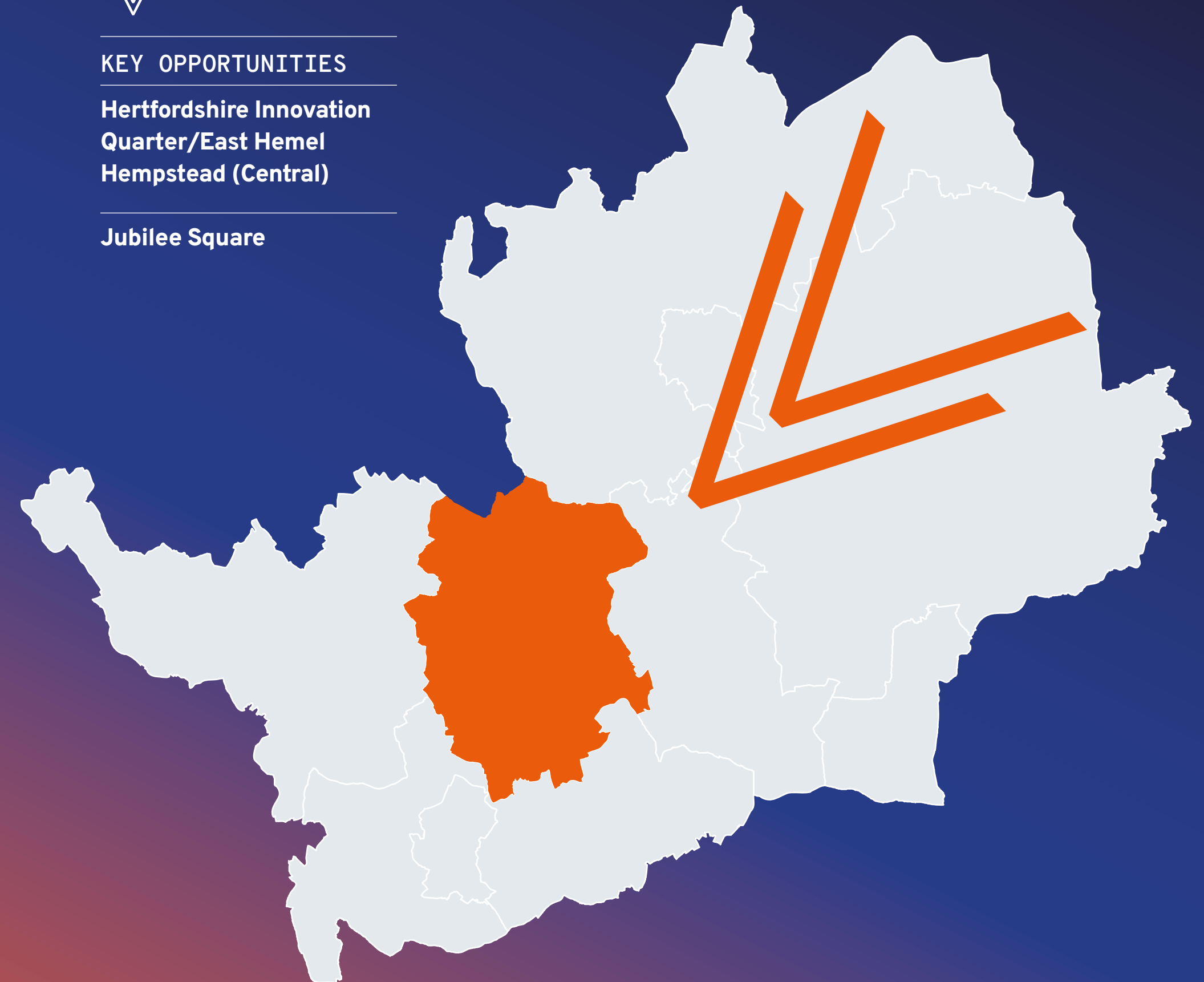
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KEY OPPORTUNITIES

Hertfordshire Innovation Quarter/East Hemel Hempstead (Central)

Jubilee Square



Hertfordshire Innovation Quarter/ East Hemel Hempstead (Central)

PROMOTER: THE CROWN ESTATE

KEY INFO

> Investment Type:

Commercial

> Asset Class:

Mixed use employment

> Planning Status:

Supported by St Albans District Council and Dacorum Borough Council in their emerging Local Plans. There is a Hemel Garden Communities Spatial Vision and a Memorandum of Understanding between St Albans City and District Council, Dacorum Borough Council, Hertfordshire County Council, Herts IQ and Hertfordshire LEP

> Delivery Timescale:

2025 - 2041

The site forms part of the Hemel Garden Communities Programme, which will create attractive, sustainable new neighbourhoods to the north and east of Hemel Hempstead by 2050.

It includes Hertfordshire Innovation Quarter (Herts IQ), at its heart, anchoring the transformation of Hemel Hempstead and the wider area.

A mix of employment uses is planned, linked to the council's recent evidence base and vision for Herts IQ to enable 8,000 jobs. Uses include high quality offices, research and development, light industrial and logistics. Ancillary uses will be supported where they meet the needs of businesses. An over-concentration of low employment generating logistics is not anticipated.

[MORE INFORMATION ABOUT SITE >](#)

AT A GLANCE

> Location:

The site is currently green fields to the east of Hemel Hempstead between Punchbowl Lane to the north, the M1 to the east and A414 to the south.

> Total Site Area:

55 hectares
(an extension to Marylands Business Park)

[MAKE AN ENQUIRY >](#)



*Herts IQ/East Hemel Hempstead (Central) site:
promoted by The Crown Estate*



Jubilee Square

PROMOTER: ST ALBANS CITY AND DISTRICT COUNCIL

KEY INFO

> Investment Type and Asset Class:

Mixed use – residential and commercial

> Planning Status:

Planning granted. Completion of construction works is imminent

> GDV: £64m

The property is located in the commercial district of the cathedral city of St Albans, a short walk from some of the city's best retail and leisure facilities.

Jubilee Square provides Grade A offices in two blocks in an exciting city centre development, ranging from 1,600 sq. ft. to 54,766 sq. ft.

Residential units are being sold to Watford Community Housing. There are 33 social rent units and 60 shared ownership units.

[MORE INFORMATION HERE >](#)

AT A GLANCE

> Location:

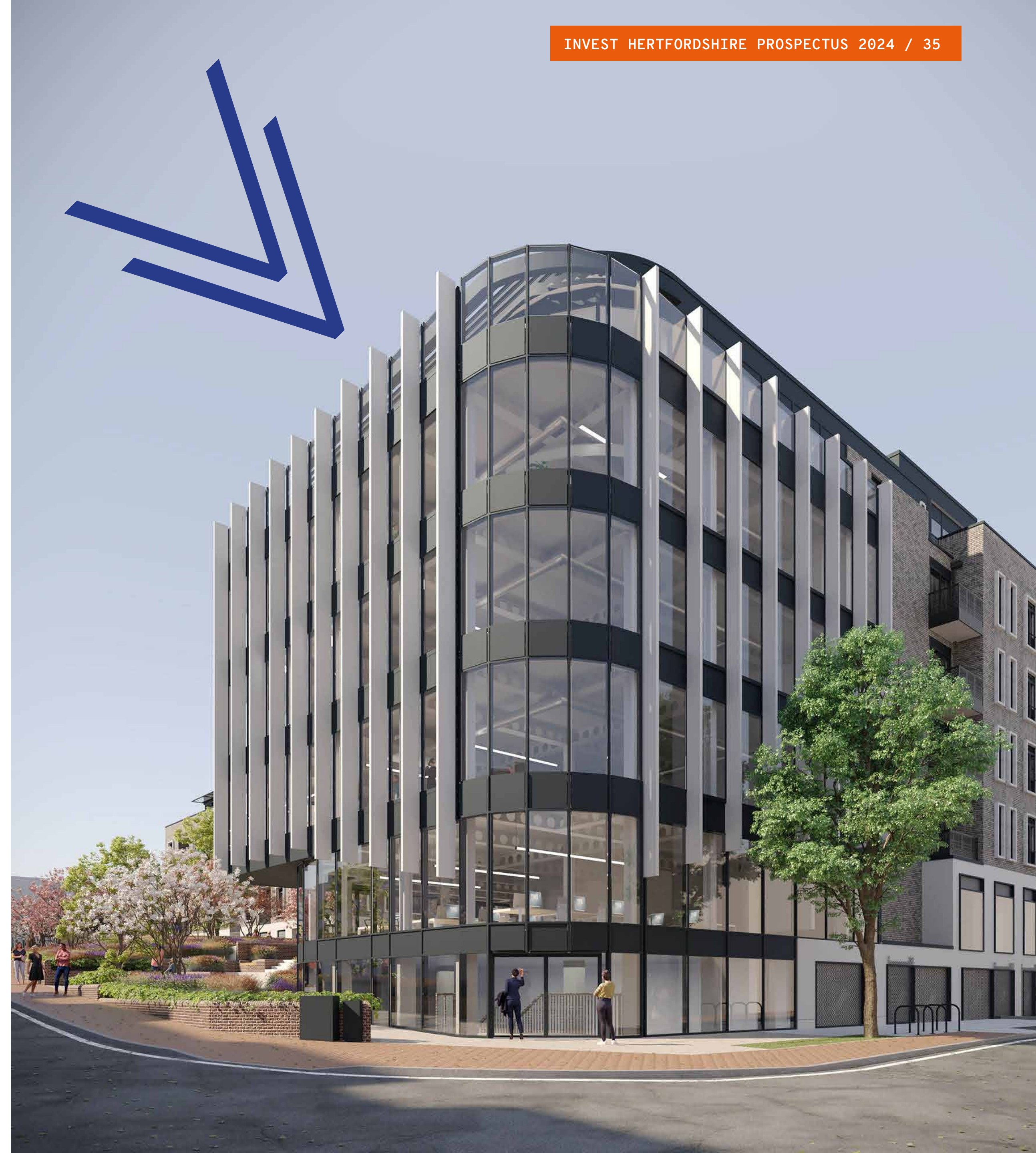
Eleanor Ormerod House
– residential AL1 3LT,
commercial AL1 3TR
Francis Bacon House
– residential AL1 3LS,
commercial AL1 3TN

> Total Site Area:

54,700 sq. ft.
93 apartments
101 underground car
parking spaces

[MAKE AN ENQUIRY >](#)

Jubilee Square: in the heart of St Albans commercial district



Stevenage: Strong partnership and regeneration brings investment

Stevenage is experiencing transformational change. A £1bn regeneration programme is delivering a mixed-use town centre reflecting the aspirations of its people, businesses, and recognising its new town heritage and spirit.

In total, Stevenage has secured circa £70m of public funding through partnership working and its strong, engaging drive for change. This has been leveraged to secure over £600m of private sector investment, including growing the world-leading life sciences cluster located in the town.

As the country's first New Town, innovation is part of the fabric of Stevenage. From producing one quarter of the world's Geosynchronous telecoms satellites,

to developing life-saving new scientific treatments; pushing boundaries and changing lives is what the town has always done. Transforming the town centre is a key priority and ambitious plans are already well under way with tangible delivery on the ground.

Thriving businesses and high-quality homes with culture, heritage, improved transport facilities, retail space, job opportunities and experience will continue to be at the heart of Stevenage.

A strong partnership including Reef Group, Mace, Muse Developments and the Guinness Partnership continue to be part of this journey. The only question is – will you?

[MORE INFORMATION HERE >](#)

KEY CONNECTIVITY

20 mins to London Kings Cross and St Pancras

42 mins from Cambridge

45 mins from three international airports



KEY OPPORTUNITIES

A Transforming Town Centre

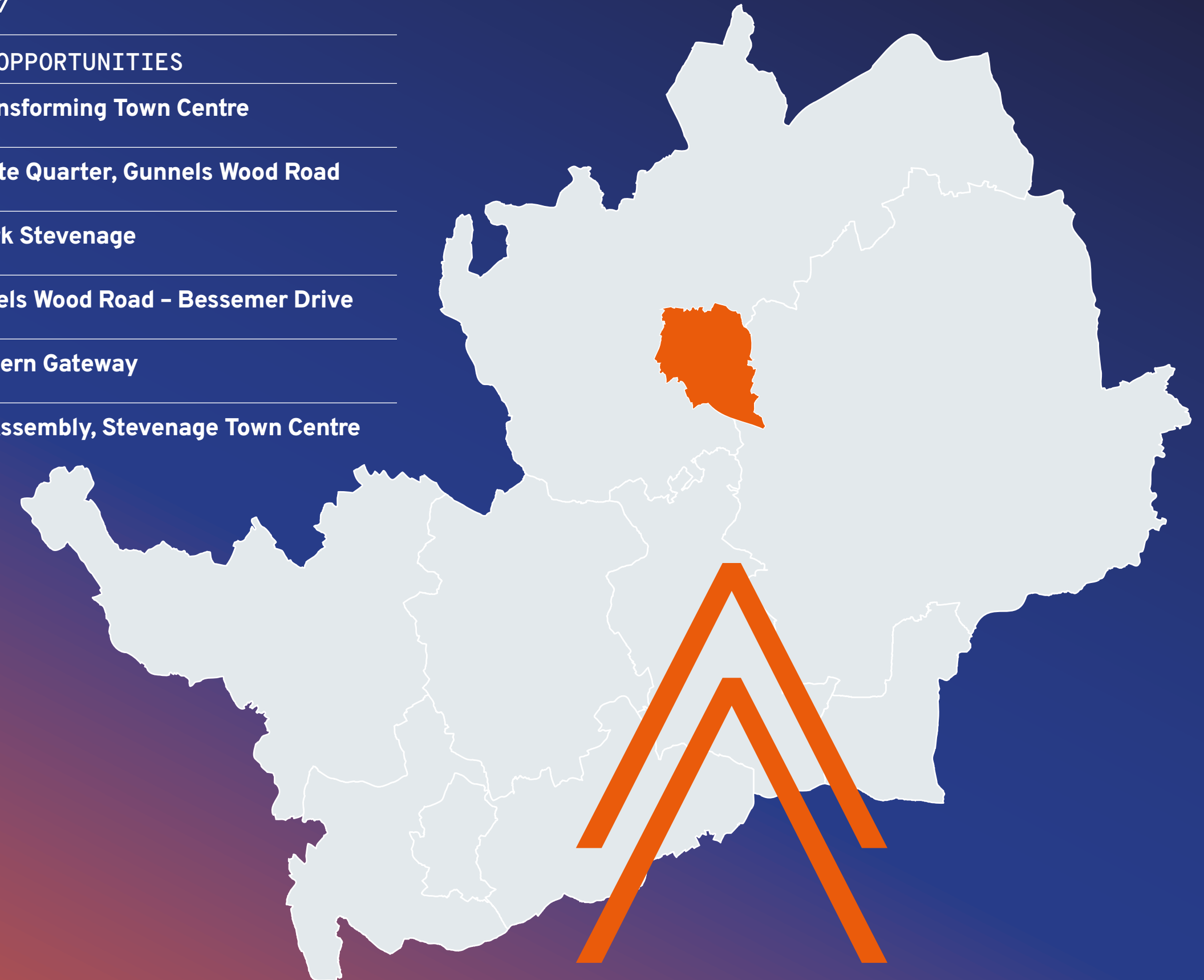
Elevate Quarter, Gunnels Wood Road

G-Park Stevenage

Gunnels Wood Road – Bessemer Drive

Northern Gateway

The Assembly, Stevenage Town Centre



A Transforming Town Centre

PROMOTER: STEVENAGE BOROUGH COUNCIL PLUS MULTIPLE OWNERS

KEY INFO

> Investment Type:

Mixed use

> Asset Class:

Mixed use, commercial, industrial, residential, retail and leisure

> Planning Status:

Allocated in local plan, subject to planning permission

> Delivery Timescale:

2019 - 2030 and onwards

> GDV: £1bn

As part of wider transformational activities in the town centre and surrounding areas, **Stevenage Town Investment Plan provides high quality opportunities for a range of users.**

This includes space for innovative, high-tech start-ups along with manufacturing, laboratory and collaborative workspace for growing life sciences and space and communications sectors, supporting the growth of STEM within the town.

The recent addition of biopharma manufacturing laboratories and collaborative workspaces has unlocked additional employment space to support a life sciences district within the heart of the town centre. Further mixed-use development, supporting biopharma manufacturing laboratories and workspace facilities with food and beverage and retail, are shortly coming on board. Developments are enhanced with opportunities for skills and training for the local workforce.

Stevenage and surrounding areas will be highly connected to support retail, arts, leisure and entertainment, alongside a growing provision for town centre living, with 3000 homes to be built over the next 10 years and food and beverage provision.

Government funding for wider assets including enterprise accommodation, innovation and technology facilities, sports and leisure amenities, arts, leisure and cultural assets will ensure a fully supportive business ecosystem to attract investors.

[MORE INFORMATION HERE >](#)

AT A GLANCE

> Location:

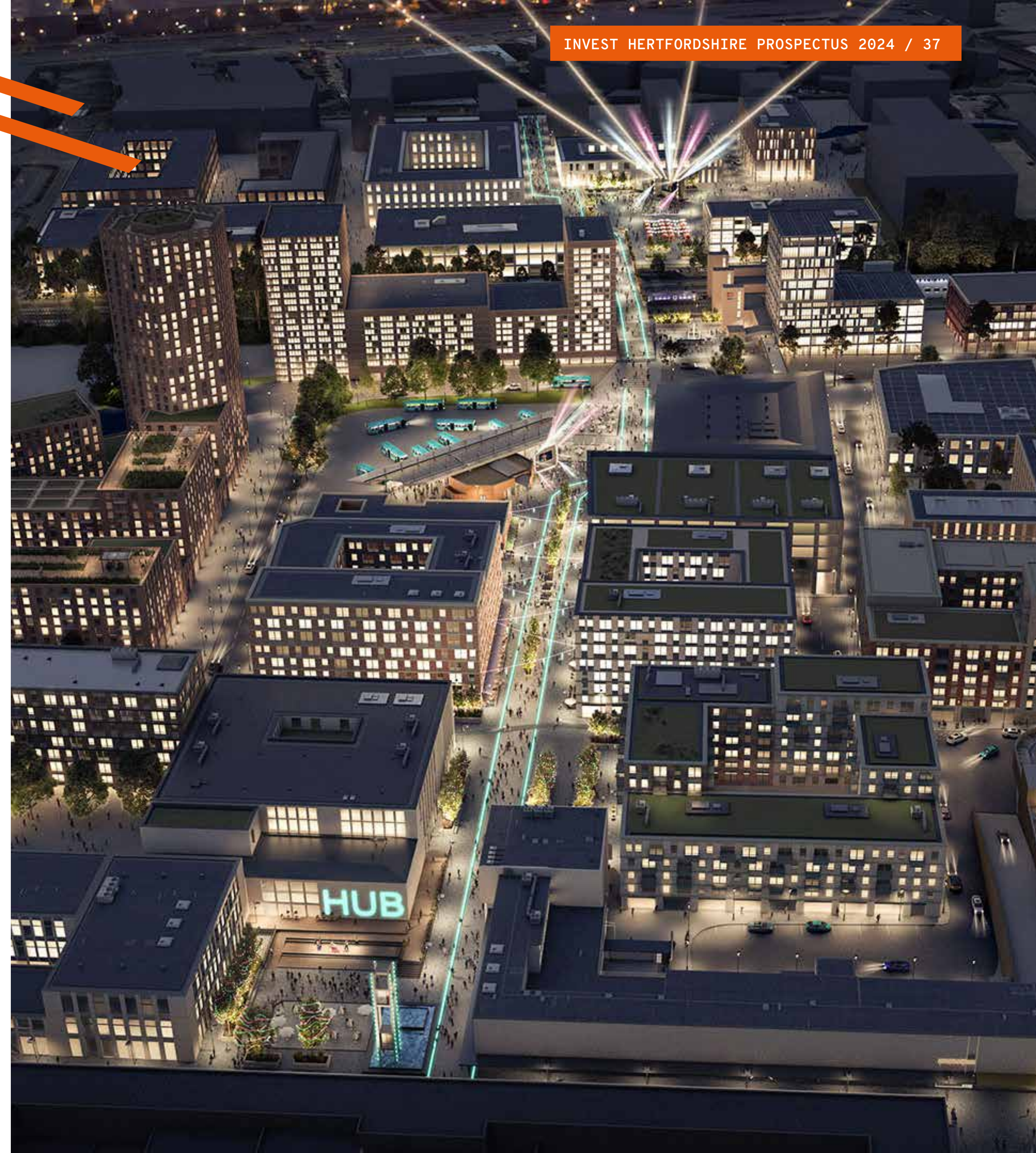
Stevenage town centre, SG1 1HN

> Total Floor Area:

376,737 sq. ft.

[MAKE AN ENQUIRY >](#)

Transforming Stevenage Town Centre: CGI



Elevate Quarter, Gunnels Wood Road

PROMOTER: REEF GROUP / UBS

KEY INFO

> **Investment Type:**
Life Sciences

> **Asset Class:**
Laboratories, Offices,
GMP

> **Planning Status:**
Planning permission
awaiting s106

> **Delivery Timescale:**
2026 onwards

Reef Group and UBS are bringing forward 1.6m sq. ft. of R&D and manufacturing space to create a global centre for innovative life science businesses. Elevate Quarter provides a unique opportunity to collaborate with 45 plus existing tenants who are already innovating on the campus. Anchored by GSK's European R&D Headquarters, The Stevenage Bioscience Catalyst and the Cell & Gene Therapy Catapult.

The development includes first class life science facilities in addition to an extensive landscape which celebrates nature and provides the perfect space to relax, collaborate, explore and exercise away from the lab. The larger hard landscaped public spaces host an active programme of events, food and beverage pop-ups and a variety of other uses for the wider campus creating opportunities for informal collaboration and socialising.

AT A GLANCE

> **Location:**
Gunnels Wood Road,
SG1 2FX

> **Total Floor Area:**
c. 1.6m sq. ft.

[MAKE AN ENQUIRY >](#)



*Elevate Quarter: 1.6m sq.ft. prime
R&D and manufacturing space*



G-Park Stevenage

PROMOTER: GLP

KEY INFO

- > **Investment Type:**
Commercial and industrial
- > **Asset Class:**
Industrial and logistics
- > **Planning Status:**
Planning granted, with site under construction
- > **Delivery Timescale:**
2024

G-Park Stevenage provides highly sustainable Grade A Logistics and Industrial accommodation built to excellent BREEAM status, totalling 206,280 sq. ft. across three individual units.

The first unit is a high spec 106,606 sq. ft. building which has been let. Two further high spec industrial units are available ranging from 26,005 sq. ft. to 73,733 sq. ft.

The location will provide:

- space for high end industrial manufacturing for Stevenage’s space communications and advanced manufacturing clusters;
- space for businesses locating close to the Stevenage Science Park and prominent Life Sciences cluster.

Set in a strategic location just off Junction 8 of A1 (M), G-Park includes:

- the HGV and car parking, cycle storage space and electric vehicle charging support for all parking spaces;
- excellent connectivity to London by road and rail, as well as access to three international airports less than an hour away.

AT A GLANCE

- > **Location:**
North Road, Stevenage, SG1 4G
- > **Total Site Area:**
6.4 hectares
- > **Total Floor Area:**
206,280 sq. ft.

[MAKE AN ENQUIRY >](#)

*G-Park Stevenage:
Grade A logistics space*



Gunnels Wood Road – Bessemer Drive

PROMOTER: CAPITAL SPACE LTD OWN THE DEVELOPMENT

KEY INFO

- > **Investment Type:**
Commercial
- > **Asset Class:**
Commercial, office and industrial
- > **Planning Status:**
Approval for office and R&D space in the local plan
- > **Delivery Timescale:**
2026/27

The site will provide unique opportunities to support high-quality, new-build accommodation for a diverse array of users, including offices, workshops and space for R&D activities.

It is superbly located in one of Stevenage’s prime employment locations and is an essential gateway to the town, with a global business community, supporting innovative solutions to address tomorrow’s needs.

The site provides a strategic location and space:

- for emerging innovative high tech start-up companies;
- for businesses who want to be established closer to the towns buoyant global life sciences sector and space communications and advanced manufacturing sector;
- to support Stevenage’s growing healthcare and services sector.

AT A GLANCE

- > **Location:**
Gunnels Wood Road, SG1 2DL
- > **Total Site Area:**
0.9 hectares
- > **Total Floor Area:**
129167sq. ft.

[MAKE AN ENQUIRY >](#)



Northern Gateway

PROMOTER: ENDURANCE ESTATES

KEY INFO

- > **Investment Type:**
Commercial development partner or end user for B2 and B8 uses
- > **Asset Class:**
Commercial space B2 and B8
- > **Planning Status:**
Positive pre-planning response to support B2/B8 on both northern and southern land parcels. Allocated in Local Plan EC1/7
- > **Delivery Timescale:**
2024-2029

Stevenage Northern Gateway provides a prime employment development opportunity with design and build options on a strategic location off the A1(M) (J8).

The site has received positive pre-application support for flexible B2/B8 usage. Northern Gateway can accommodate a range of uses including industrial, logistics, high-end tech manufacturing and R&D pharmaceuticals.

The site will offer high-quality accommodation with a range of premises to support office, warehouse and laboratory use.

The location can accommodate Stevenage's burgeoning life sciences industry with high-end manufacturing facilities to further grow the sector, while providing vital grow-on space for local businesses who need accommodation to expand existing operations.

AT A GLANCE

- > **Location:**
- > **Total Site Area:**
7.56 hectares
- > **Total Floor Area:**
83,388 sq. ft.

[MAKE AN ENQUIRY >](#)



Northern Gateway: strategically located next to A1(M) (J8)



The Assembly, Stevenage Town Centre

PROMOTER: REEF GROUP / UBS

KEY INFO

> Investment Type:

Life sciences

> Asset Class:

GMP, Laboratories,
Office, Retail

> Planning Status:

Planning obtained

> Delivery Timescale:

2026 onwards

Reef Group has been working in collaboration with UBS to create life sciences platform Forge_Kn. This includes Autolus Therapeutics – a c. 82k sq. ft. advanced manufacturing facility in Stevenage town centre as well as The Assembly redevelopment which will provide an additional 450k sq. ft. of advanced manufacturing space.

Reef Group, UBS and the council's plans convinced Autolus Therapeutics to move their manufacturing HQ planned for Maryland, USA, to Stevenage. They developed the UK's first purpose-built Car-T cell manufacturing facility, putting Stevenage on the global stage in the life sciences arena and it has further cemented the town as Europe's centre for cell and gene therapies.

The Assembly development will see four new laboratory buildings designed to accommodate advanced manufacturing alongside a collaboration and skills development. The ground floor space will provide new amenity offer for the wider public including space for a restaurant, cafe, retail and a cinema.

The investment will support the regeneration of the town centre and complement Stevenage's cutting-edge life sciences cluster, leading on areas of cell and gene therapy.

AT A GLANCE

> Location:

Stevenage town centre,
SG1 1XN

> Total Floor Area:

c. 530,000 sq. ft.
including completed
Autolus Therapeutics HQ
development.

MAKE AN ENQUIRY >

The Assembly will provide GMP, lab, office and retail space in the town centre



Watford:

A dynamic hub next to London, Watford has a zest for life

There's always something happening – and its infectious energy is just one reason why Watford is such a great place to be. Renowned for its outstanding location and connectivity, thriving regional town centre, including a national football club, award-winning parks and exceptional entertainment and cultural venues, Watford is full of energy and never stands still.

Watford's vibrant business community supports employment across the sub-region, with an array of major HQs and key growth sector companies to located here. Its prime commercial areas continue to attract significant investment, creating fresh, high quality commercial spaces ready for the needs of businesses today and into the future.

Here people look out for each other and have a zest for life. And there's plenty to do: fresh green spaces, vibrant shopping and lively events and entertainment bring its streets to life day and night.

There's a feeling of endless possibilities too. Ambition, entrepreneurial spirit and creativity make this an exciting place to work and to do business.

Watford is a genuinely unique mix of people, businesses and facilities that is united by possibilities and shared opportunities for 21st century living, working and planning for tomorrow.

KEY CONNECTIVITY

15 mins
to London

90 mins
to Cambridge

Borders
M25, M1, A1 and A40

3
mainline stations

2
Transport for London stations

WATFORD / WATFORD / WATFORD / WATFORD / WATFORD / WATFORD / WATFORD / WATFORD / WATFORD



KEY OPPORTUNITIES

Clarendon Road

Croxley Park

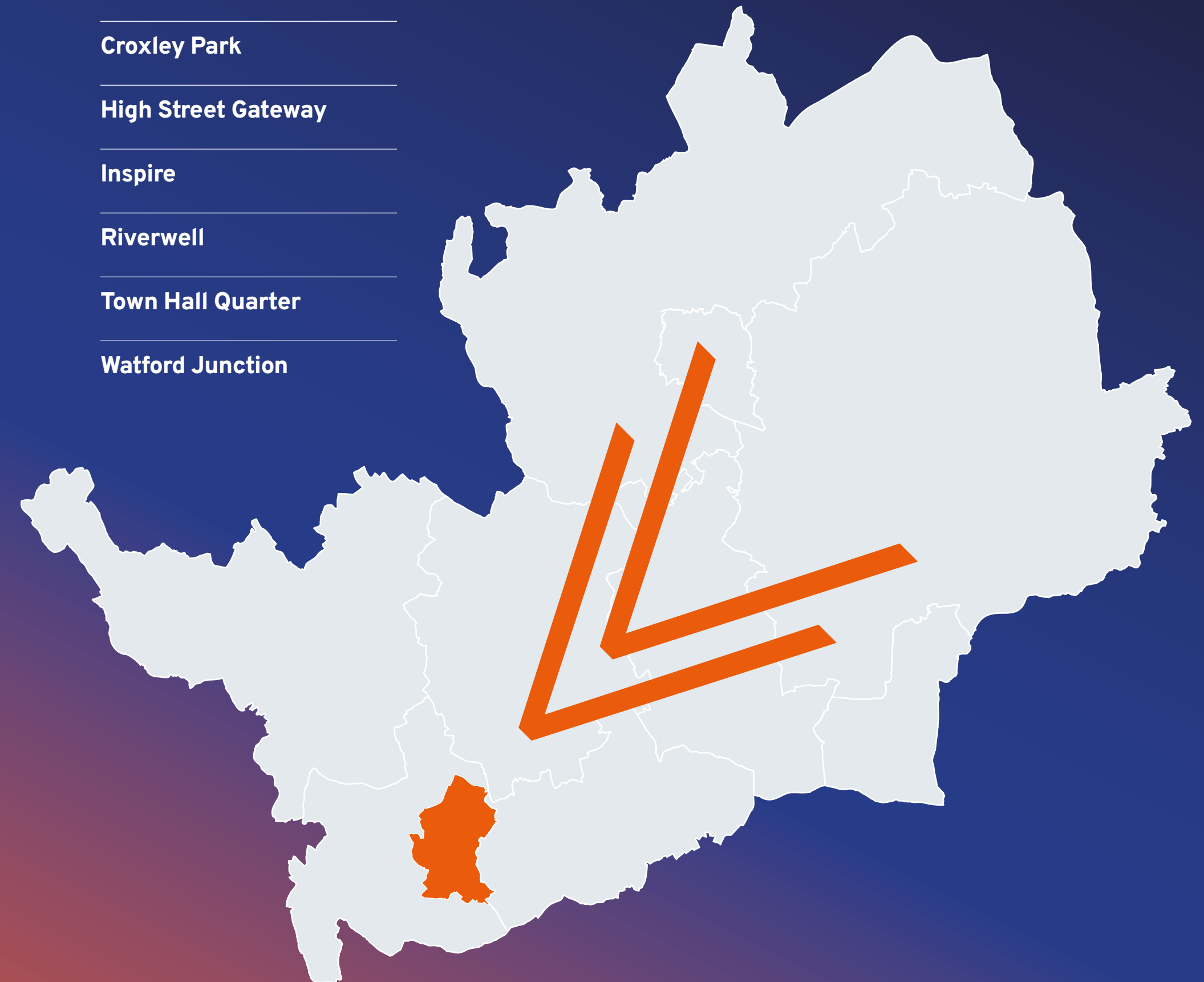
High Street Gateway

Inspire

Riverwell

Town Hall Quarter

Watford Junction



Clarendon Road

PROMOTER: VARIOUS PRIVATE SECTOR ORGANISATIONS

KEY INFO

> Investment Type:

Occupation and development opportunities

> Asset Class:

Mixed use, office and commercial - finance and professional, business services, creative, digital and technology

> Planning Status:

Various sites at different stages of the planning process

> Delivery Timescale:

2024 - 2040

> GDV: £600m+

Clarendon Road is south-west Hertfordshire's and north-west London's premier location for European and national headquarters and regional offices.

The area connects Watford Junction to Watford town centre, and offers the dual benefits of being close to a major transport hub with short travel times to London and beyond, along with outstanding amenity provision to attract employees.

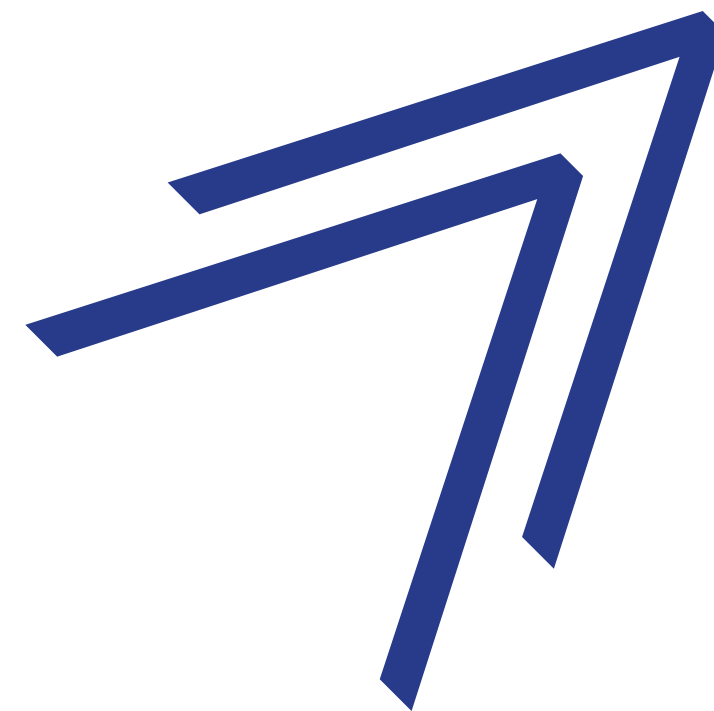
Redevelopment of several sites along the road is underway to deliver new grade A office space along with active ground floor uses. New development sites will become available as office consolidations are completed.

AT A GLANCE

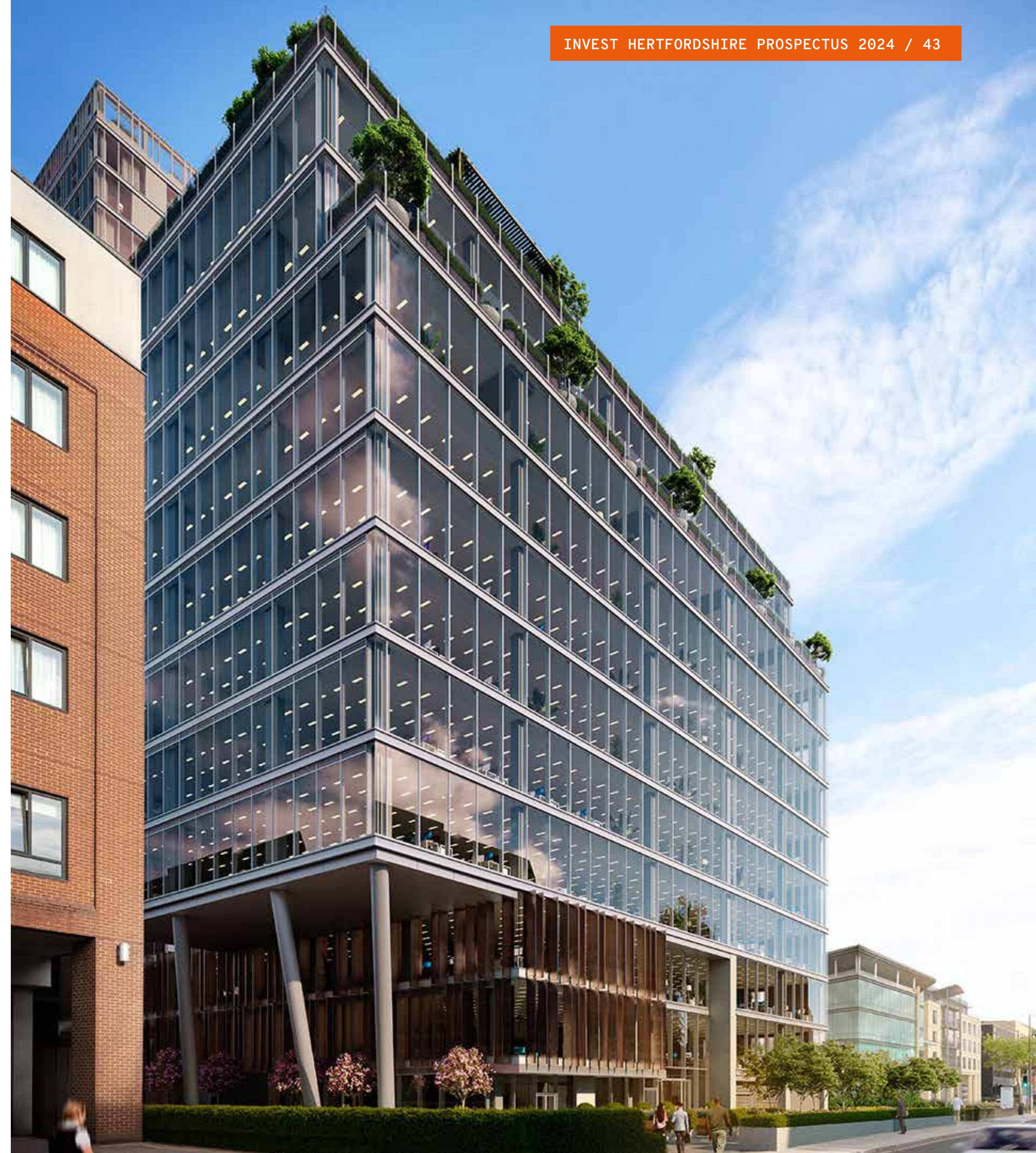
> Location:

Clarendon Road, Watford, WD17 1 connects Watford Junction to the town centre

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CGI of Clarendon Road development, Watford



Croxley Park

PROMOTER: WATFORD BOROUGH COUNCIL

KEY INFO

- > **Investment Type:**
Commercial occupancy opportunities
- > **Asset Class:** Office, Light industrial
- > **Planning Status:**
Complete, ready for occupation
- > **Delivery Timescale:**
2026 - 2032
- > **GDV:** £400m+

Set in mature green parkland, Croxley Park is one of the leading business parks in London and the South East.

It provides a well-connected hub, relaxing haven and home to a thriving business community ranging from multi-national companies to small start-ups with over 2,400 employees across 60 businesses. Office accommodation totals over 510,000 sq. ft. with an additional c.205,000 sq. ft. of industrial units located within a defined location to the front of the Park; along with The Hive including a fitness suite, café, management office and function venue which provides a focal point to the Park.

Availability ranges from office Suites of c1,500 sq. ft. to 40,000 sq. ft. in the recently completed Building 1. This features a stunning contemporary design, floor to ceiling glazing, a four-storey central atrium and an impressive triple height reception with feature staircase. Watford Borough Council's long lease interest in the Park aims to boost the town's economic role and foster sustainable development and regeneration. It seeks to improve employment space diversity across the borough, thereby enhancing economic prosperity and encouraging business investment.

AT A GLANCE

- > **Location:**
Watford, WD18 8YH
off Hatters Lane
- > **Total Site Area:**
30.35 hectares

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Croxley Park: a leading business park in the South East



High Street Gateway

PROMOTER: WATFORD BOROUGH COUNCIL

KEY INFO

> **Investment Type:**
Residential (for sale and/or build to rent) and commercial

> **Asset Class:** Mixed use

> **Planning Status:**
Pre-apps undertaken

> **Delivery Timescale:**
2026 - 2033

> **GDV:** £125m+

Watford Borough Council will be releasing to the market four development plots at the southern end of Watford High Street, near Watford High Street station.

Totalling more than 0.6 hectares, the sites can accommodate over 250 new homes together with ground level commercial facilities.

The overall development will deliver a new sustainable transport hub, improved public and active transport facilities, better public realm and a more amenable environment for pedestrians.

Watford Borough Council will be looking to the acquirer of the sites as a developer partner to deliver comprehensive regeneration of the area.

AT A GLANCE

> **Location:**
Watford, WD17 2NB next to Watford High Street

> **Total Site Area:**
0.62 hectares

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Watford High Street



Inspire

PROMOTER: WATFORD BOROUGH COUNCIL /
 FUNDING FROM HERTFORDSHIRE LOCAL ENTERPRISE PARTNERSHIP (LEP)

KEY INFO

- > **Investment Type:**
Commercial occupancy opportunities
- > **Asset Class:** Office, Light industrial
- > **Planning Status:**
Complete, ready for occupation
- > **GDV:** £25m

The redevelopment project known as 'Inspire', covering 4.3 acres, is situated at the gateway to the Watford Business Park.

It features 13 high quality industrial/warehouse units from 2,045 - 11,884 ft and a café, targeting smaller enterprises.

Sustainability has been a key focus, with each industrial unit equipped with solar panels, electric vehicle charging points and ample cycle storage facilities to reduce car reliance. The buildings are designed to maximise natural light and ventilation to lower energy use.

Thanks to these features, the project is set to achieve a BREEAM 'Very Good' sustainability rating.

AT A GLANCE

- > **Location:**
Watford, WD18 8SA
near Greenhill Crescent,
Caxton Way and
Faraday Close
- > **Total Site Area:**
1.7 hectares
- > **Total Floor Area:**
64,730 sq. ft. in 13
commercial units and
a café of which 3 let or
under offer

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Inspire: 13 high quality industrial warehouse units ready for occupation



Riverwell

PROMOTER: KIER/WATFORD BOROUGH COUNCIL

KEY INFO

- > **Investment Type:**
Mixed use, 1,383 homes, a hotel, community centre, primary school, 1,400 sq.m retail use, large car park and public amenities
- > **Asset Class:** Mixed use residential development
- > **Planning Status:** multiple applications approved or under construction
- > **Delivery Timescale:** 2024 - 2033
- > **GDV:** £350m+

The Riverwell masterplan is delivering an exciting destination, offering residential, office, retail, leisure, industrial and community space, through a 20-year programme.

Now at around the halfway mark, Riverwell has already delivered more than 550 new homes (both apartments and housing, including around 30% affordable homes), with 700 to follow; a new hospital access road, which has also opened up the site for regeneration; 86,000 sq. ft. of industrial space; a 1,450-space multi-storey car park for nearby Watford General hospital; new green, open space for the community.

Through commercial deals with other developers, the joint venture has accelerated development of two areas of the Riverwell site, one delivering a new-style retirement village, the first of its kind in the country for the developer.

This plan aligns with the goals of Watford General Hospital's separate development efforts managed by the West Hertfordshire Teaching Hospitals NHS Trust.

AT A GLANCE

- > **Location:**
Thomas Sawyer Way, Watford, WD18 0GS next to Watford General Hospital
- > **Total Site Area:**
18.1 hectares
- > **Total Floor Area:**
62 acre site for c1,200 residential units and commercial space. Over 550 residential units and 76,000 sq. ft. commercial and 1,455 multi-storey car parking delivered.

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Riverwell Masterplan mixed use development



Town Hall Quarter

PROMOTER: WATFORD BOROUGH COUNCIL

KEY INFO

> Investment Type:

Mixed use

> Asset Class:

Mixed use residential development

> Planning Status:

Under construction and subject to planning

> Delivery Timescale:

2025 - 2033

> GDV: c£120m

The redevelopment of Watford Colosseum and the Town Hall, both Grade II listed buildings, will generate significant investment for the town and promote regeneration.

Investment in Watford Colosseum will enable global leisure operator, AEG Presents, to bring the very best of entertainment to the town, paving the way for the venue to contribute nearly £2m to the local economy each year, along with around 100 jobs plus a range of volunteering opportunities.

Town Hall investment will transform the building into a hub for both the community and businesses, with uses including a new location for Watford Museum and dedicated space for entrepreneurs and start-ups.

To complement this, the council is working to secure public and private funding to deliver new homes and mixed-use development to regenerate this northern part of the town centre.

AT A GLANCE

> Location:

Watford, WD17 3EX

> Total Site Area:

3.2 hectares

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Watford Town Hall CGI



Watford Junction

PROMOTER: PRIVATE SECTOR/NETWORK RAIL

KEY INFO

- > **Investment Type:**
Development
- > **Asset Class:** Office, light industrial, commercial, residential
- > **Planning Status:**
Varied sites at different stages of the planning process
- > **Delivery Timescale:**
Ongoing
- > **GDV:** £1.5bn

Watford Junction is a key development opportunity hub within the M25.

Located close to Watford town centre and with a major transport interchange at its core, this 19-hectare site is less than 20 minutes from central London.

The project will see Watford Junction station and lands transformed by a partnership of private sector, Network Rail and other public sector bodies. It will create an exciting and vibrant quarter with a new station, shopping facilities, bus stops, better walking routes and a connecting bridge.

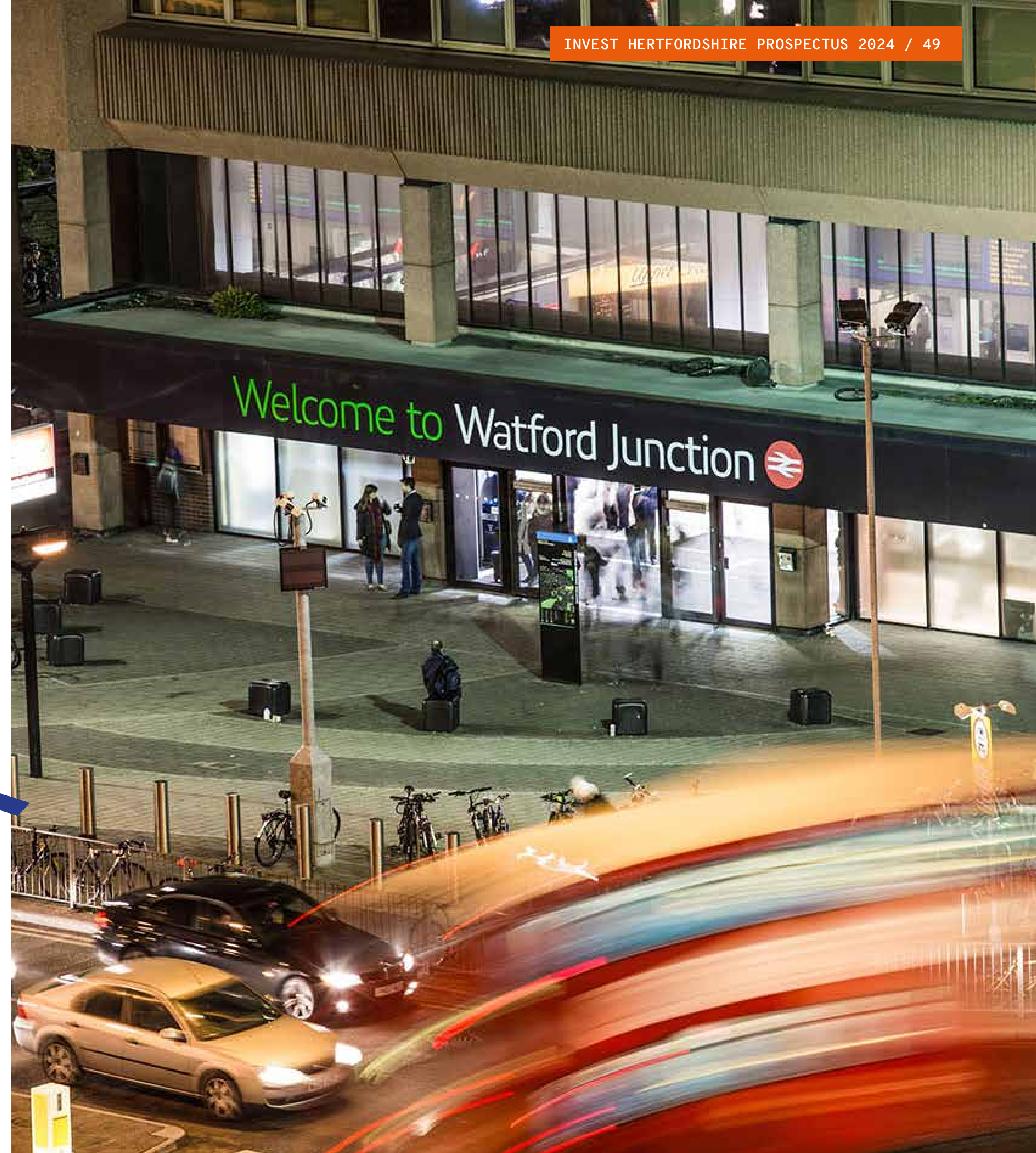
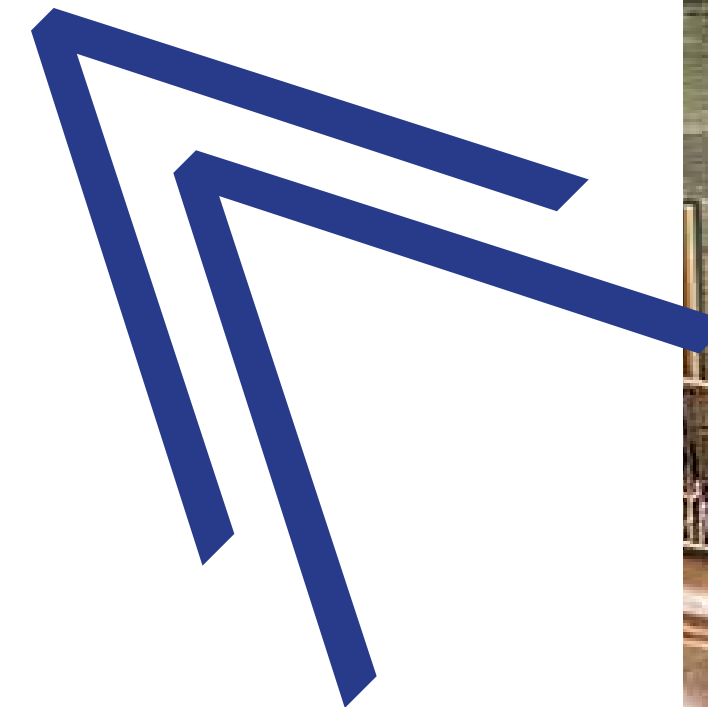
In total, Watford Junction should deliver 3,000 new homes and 7,000 new jobs. Berkeley Homes is already delivering a 1,214 home, 28-storey scheme with a new school on the site.

AT A GLANCE

- > **Location:**
WD17 IEU
- > **Total Site Area:**
19 hectares

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Watford Junction CGI



Welwyn Hatfield:

Major business powerbase in central location

With a population of around 120,000, Welwyn Hatfield is located in central Hertfordshire, just off the A1(M) motorway and only 25 minutes by train from central London. Many major businesses are based in the borough, including the headquarters of Tesco and Ocado.

The University of Hertfordshire in Hatfield is famous for its strong ties with industry, attracting students from around the world for courses in business, engineering and computer science. The University of London's Royal Veterinary College also has a campus in the borough and is ranked number 1 globally for veterinary science.

Welwyn Garden City is the world's second garden city and is unique for being both a garden city and a new town. Hatfield was

crowned London's second-best commuter town by property expert and TV presenter Phil Spencer for its mix of countryside living, affordable housing and excellent transport links.

Welwyn Garden City and Hatfield town centres have benefited from multi-million-pound regeneration programmes, offering a wide selection of shops and cafés as well as two business centres, ideal working environments for businesses of all sizes.

There are many green spaces, lakes, villages and attractions in Welwyn Hatfield, including Hatfield Park, a thriving estate providing a vibrant community for rural living, regenerative farming, an outstanding visitor attraction in Hatfield House and a full programme of events throughout the year.

KEY CONNECTIVITY

25 mins
to Central London

60 mins
to Cambridge

Next to
the A1 motorway

2
national rail stations

WELWYN HATFIELD / WELWYN HATFIELD / WELWYN HATFIELD / WELWYN HATFIELD / WELWYN HATFIELD



KEY OPPORTUNITIES

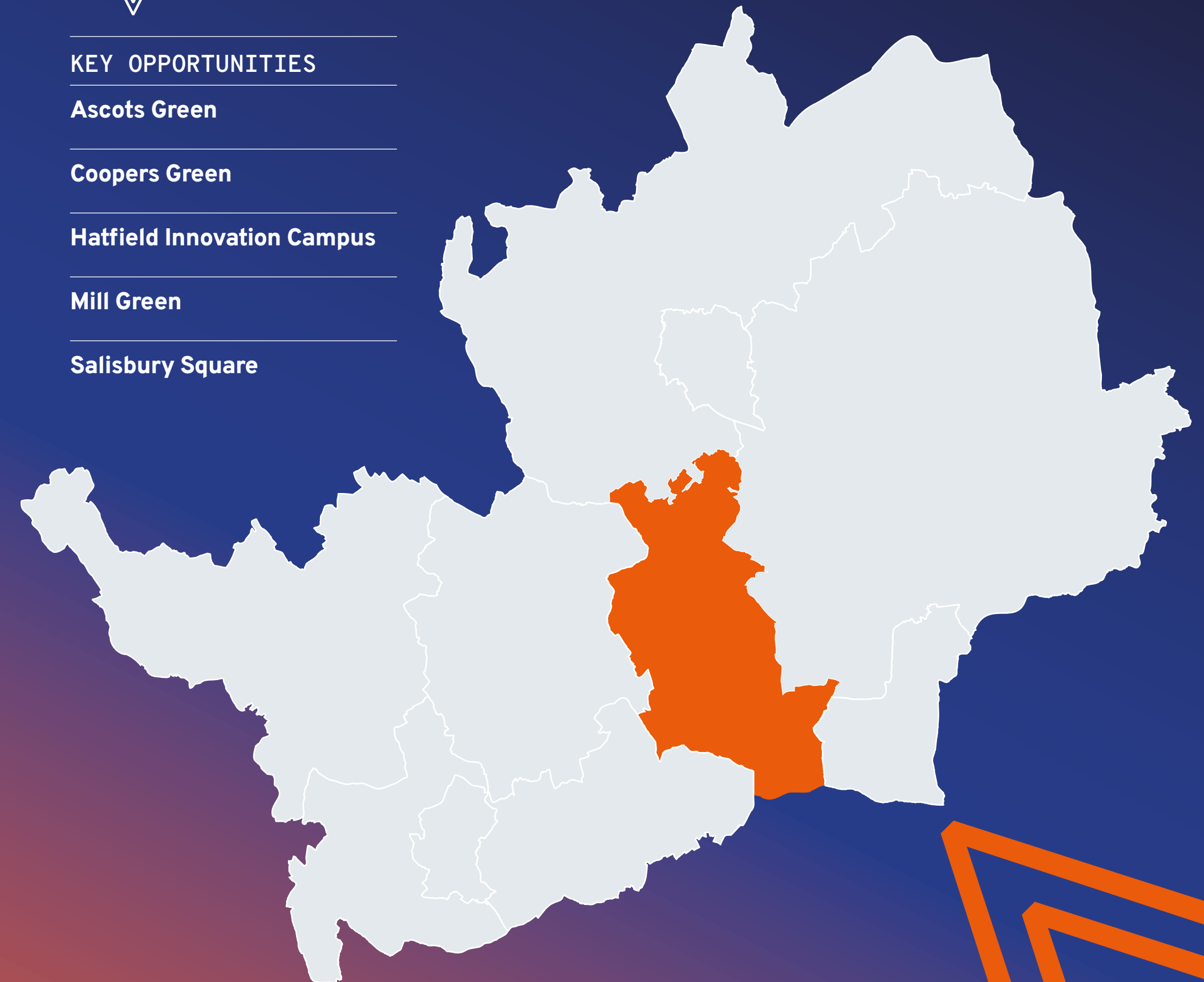
Ascots Green

Coopers Green

Hatfield Innovation Campus

Mill Green

Salisbury Square



Ascots Green, Welwyn Garden City

PROMOTER/LANDOWNER: GASCOYNE ESTATES

KEY INFO

- > **Investment Type:**
Housing and required infrastructure
- > **Asset Class:**
Residential development
- > **Planning Status:**
Granted
- > **Delivery Timescale:**
2024 - 2030
- > **GDV:** £300m

Ascots Green is a proposed extension to Welwyn Garden City that will provide much needed new homes whilst enhancing existing links to the Green Corridor.

In addition to providing 340 new homes, it will also see a café, a shop and lots of amenity green space for its new and adjoining residents to enjoy.

A new home will be provided for Hatfield Crusaders Cricket Club, with its new pavilion providing a focal point for the community to enjoy.

Using traditional construction methods and materials, the development will be in keeping with the local vernacular.

AT A GLANCE

- > **Location:**
Land south east of Welwyn Garden City
- > **Total Site Area:**
12.86 hectares
- > **Total Floor Area:**
340 homes with 10,000 sq. ft. of commercial space
- > **Value of site if on the market:** Undisclosed

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Ascots Green: proposed extension to Welwyn Garden City



Coopers Green, Hatfield

PROMOTER/LANDOWNER: GASCOYNE ESTATES

KEY INFO

- > **Investment Type:**
Housing, commercial and required infrastructure
- > **Asset Class:** Mixed use residential development
- > **Planning Status:**
Allocated in the nascent Local Plan, with Supplementary Planning Document significantly underway
- > **Delivery Timescale:**
2026 - 2035
- > **GDV:** £800m+

Coopers Green has long been one of the borough's preferred locations to meet housing need. Through balancing the need to preserve the countryside, and meet the demand for new homes, the site seeks to enhance and support the existing Hatfield Garden Village.

The preliminary masterplan is designed around the existing traces on the ground, marks left by preceding centuries of human and natural activity. Following an intensive charrette held in 2016 which brought together several hundred members of the local communities, the design team strengthened the masterplan's boundary and buffer treatments.

In addition to the 2,000 new homes, the site will also deliver 150,000 sq. ft. of much needed high quality employment space. Coopers Green will see the development of primary and secondary schools, with enhanced leisure facilities, community and civic buildings, new roads, landscaping and open space – whilst bringing in the critical mass required to support local shops, cafés or restaurants.

As keen advocates of Legacy Development principles, all housing is designed to be built in accordance with Gascoyne's Building Code for Hatfield.

AT A GLANCE

- > **Location:**
Land north-west of Hatfield, west of A1(M)
- > **Total Site Area:**
100 hectares
- > **Total Floor Area:**
2,000 residential dwellings and 150,000 sq. ft. of commercial space
- > **Value of site if on the market:** To be established via market tendering

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Coopers Green: delivering 2,000 new homes in a prime location



Hatfield Innovation Campus, Hatfield

PROMOTER/LANDOWNER: GASCOYNE ESTATES

KEY INFO

> **Investment Type:**
Commercial and key worker accommodation

> **Asset Class:**
Commercial

> **Planning Status:**
Allocated in the nascent Local Plan, with Supplementary Planning Document significantly underway

> **Delivery Timescale:**
2025-2030

> **GDV:** £600m

Hatfield is located at the heart of the Golden Triangle. £553 million was invested into the science and innovation real estate asset class. This has largely been attributed to £2.14 billion of venture capital funding invested into the sector.

Hatfield Innovation Campus will deliver more than 400,000 sq. ft. of commercial space providing high quality employment for central Hertfordshire.

The campus will provide housing accommodation for campus employees, set in a landscape-led development.

AT A GLANCE

> **Location:** Land south-west of Hatfield

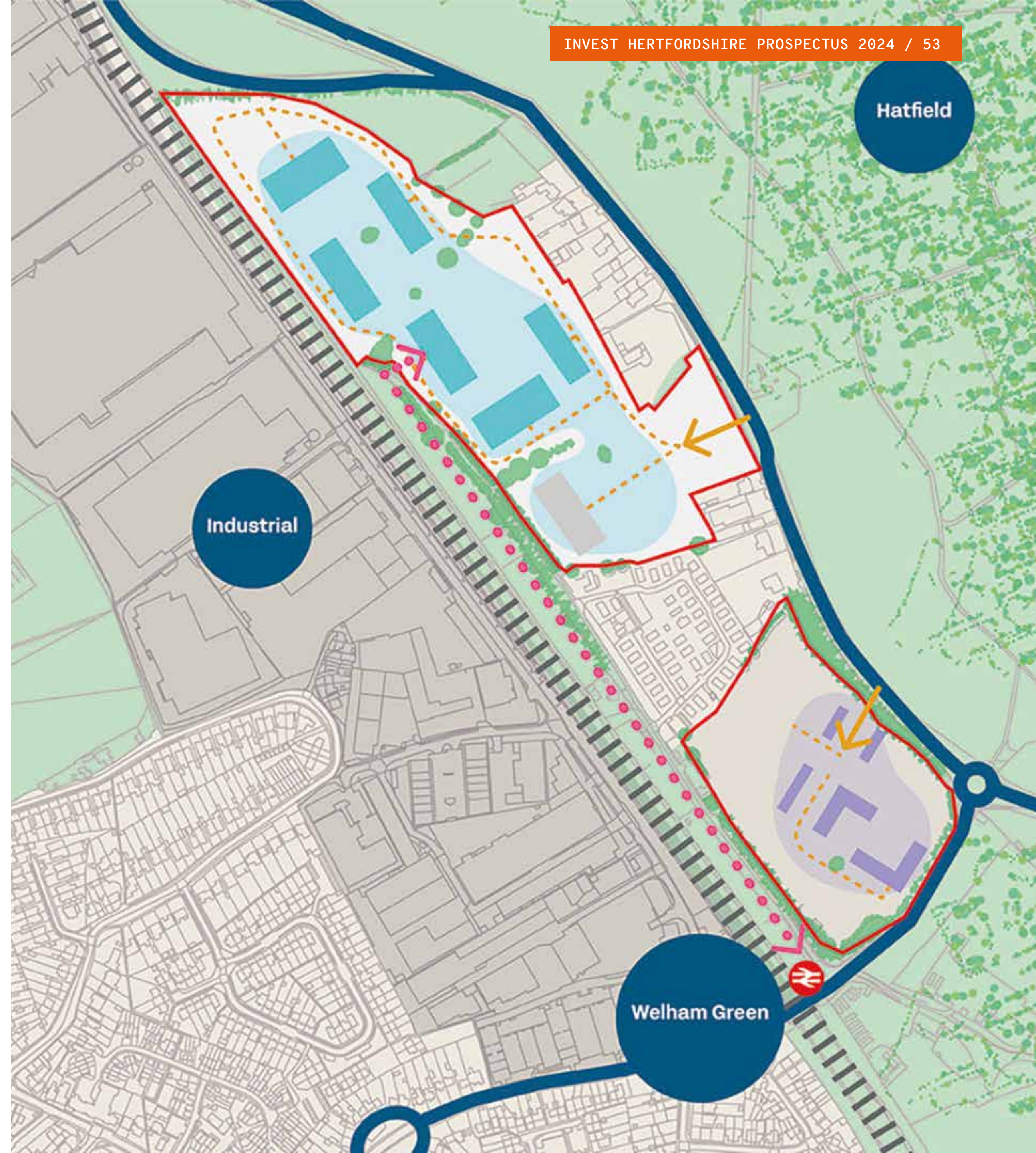
> **Total Site Area:**
33 acres

> **Total Floor Area:**
400,000 sq. ft. commercial space and 100 residential dwellings

> **Value of site if on the market:** To be established via market tendering

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Hatfield Innovation Campus: commercial and key worker accommodation in prime site



Mill Green, near Hatfield

PROMOTER/LANDOWNER: GASCOYNE ESTATES

KEY INFO

> Investment Type:

Residential and restoration of a public house

> Asset Class: Mixed use residential development

> Planning Status:

Consented scheme

> Delivery Timescale:

2021 - 2023

The project comprised the refurbishment and extension of the listed Green Man pub, the construction of nine houses and the creation of new public open space bordering the River Lea.

Gascoyne partnered with Jarvis Homes following the success of previous work at Church Lane and prior projects in Old Hatfield. They were especially pleased to be returning the pub to its rightful place as a hub for the local community, with improved indoor and outdoor dining facilities – this, allied with new public realm, was a key element of the masterplan, derived through consultation with the local community during the 2011 Mill Green Charrette.

The houses were completed in 2023 and their design is governed by principles of Gascoyne’s Pattern Book and Hatfield Building Code. The quality and level of detail applied to this development is representative of what will be rolled out across Gascoyne’s larger sites in the coming years. Most importantly, it is hoped that the development will engender increased vibrancy for the hamlet of Mill Green, adding long term social and economic value.

AT A GLANCE

> Location:

Mill Green, near Hatfield

> Value of site if on the market: All properties now sold

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Mill Green: the quality of this development will be applied to Gascoyne’s larger sites



Salisbury Square, Old Hatfield

PROMOTER/LANDOWNER: GASCOYNE ESTATES

KEY INFO

- > **Investment Type:**
Office, retail and hospitality space to let
- > **Asset Class:** Mixed use residential development
- > **Planning Status:**
Consented scheme
- > **Delivery Timescale:**
2024 - 2026
- > **GDV:** £13m

Salisbury Square has remained the elusive missing piece of the Old Hatfield vision.

An unsuccessful public space, the square lacks activity, which is partly due to the poor design of its public areas and buildings which surround them. In 2013, a re-development scheme for the square was approved. Unfortunately, the scheme did not ultimately prove to be viable.

Informed by public exhibitions and workshops, which took place in 2019, a revised scheme was submitted to planning in 2021. December 2022 saw the unanimous approval for the demolition of the existing 1970s shopping parade, and the creation of a new mixed-use retail and commercial development, new homes, parking and enhanced public realm.

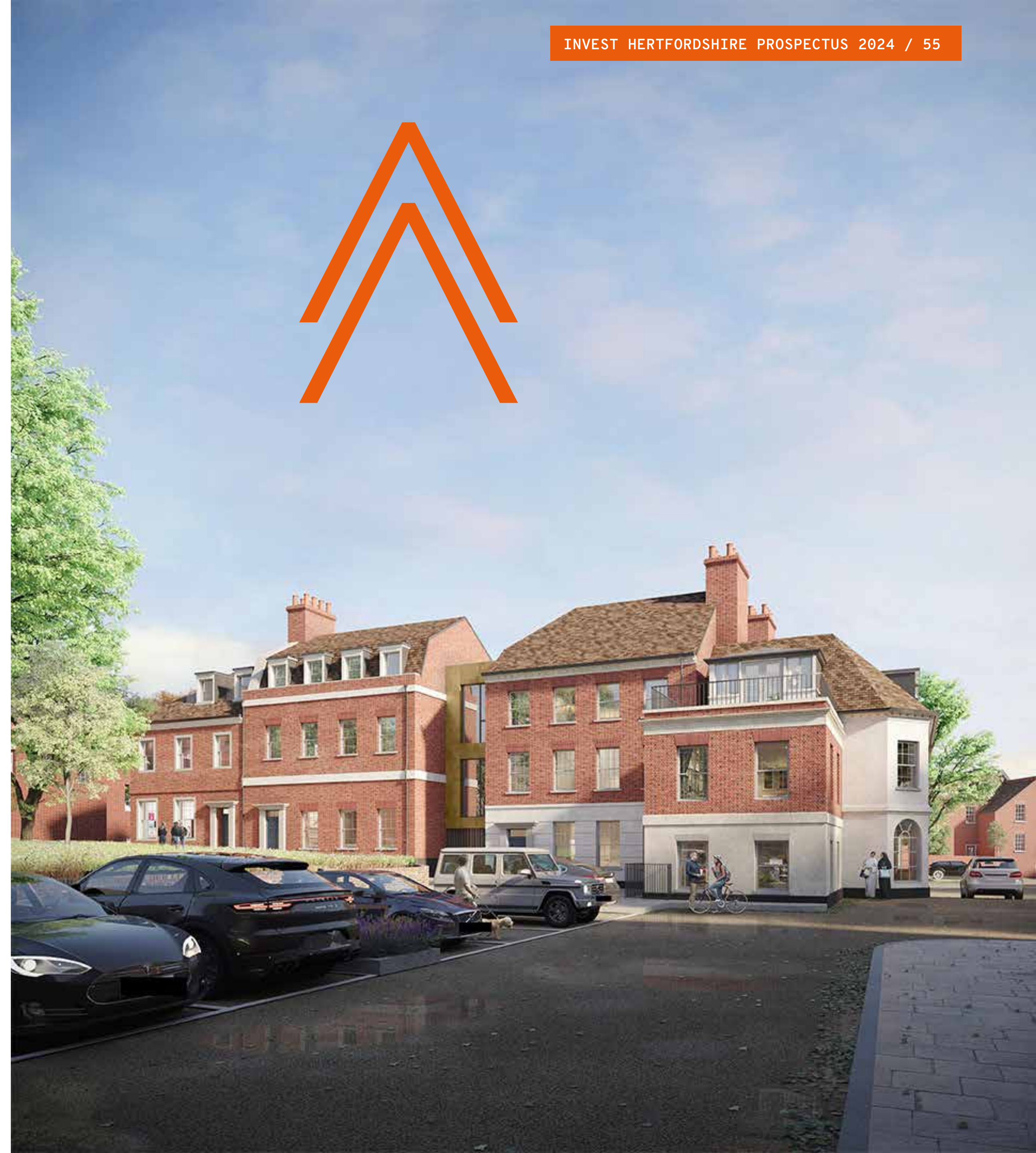
The residential development will feature apartments above a new terrace of homes to complete and mirror existing townhouses on Arm and Sword Lane. Three apartments will feature above the retail and commercial building.

AT A GLANCE

- > **Location:**
Old Hatfield, opposite Hatfield Railway Station
- > **Total Floor Area:**
14,000 sq. ft. of commercial floor space
- > **Value of site if on the market:** Commercial premises to be marketed

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Salisbury Square: revitalising Old Hatfield



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