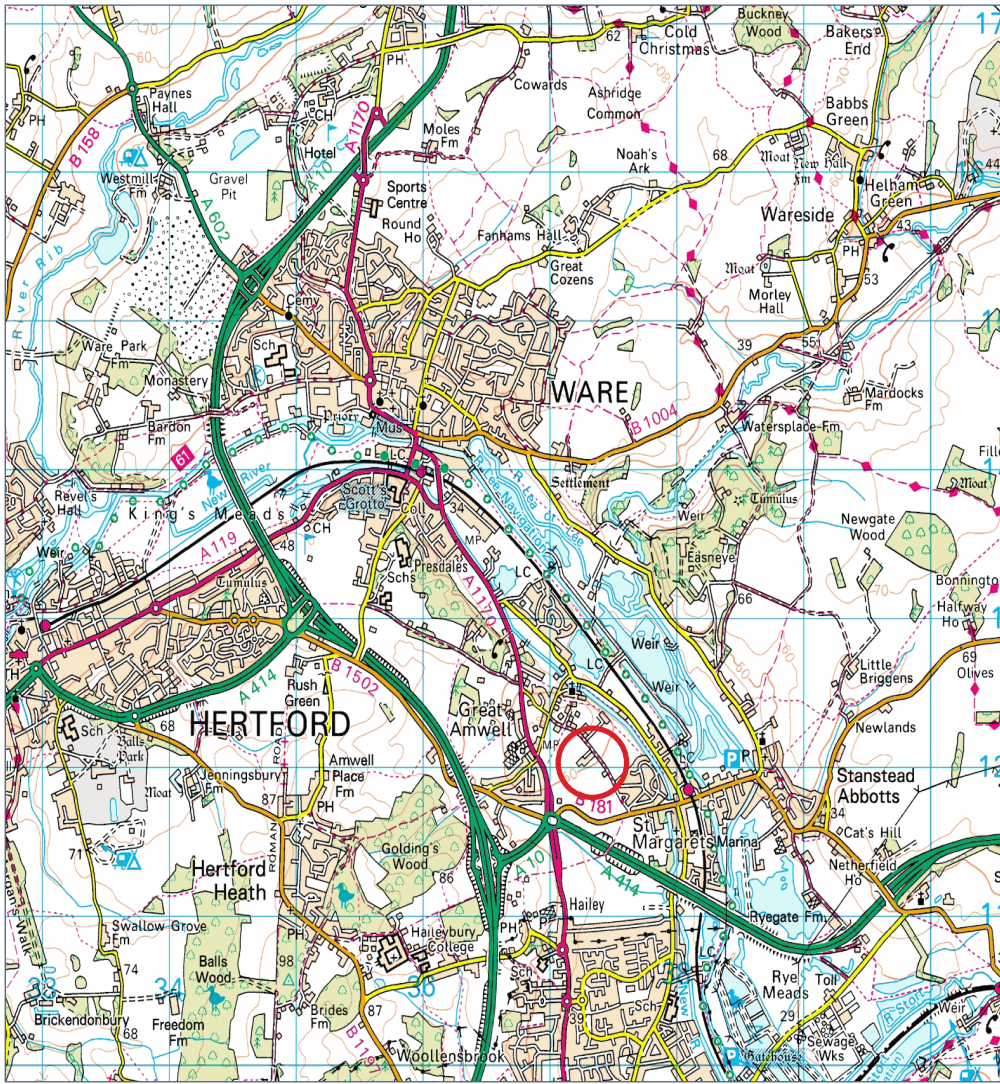




**NEW COMMERCIAL DEVELOPMENT: SIX PREMIUM BUSINESS UNITS TO LET**  
**HILLSIDE FARM, HILLSIDE LANE, GREAT AMWELL, HERTFORDSHIRE SG12 9SH**

# LOCATION PLANS



VENDOR'S AGENT



**SWORDERS**

The Gatehouse, Hadham Hall,  
Little Hadham, Ware,  
Hertfordshire, SG11 2EB  
T: 01279 771188  
E: james.watchorn@sworders.com  
hester.dalton@sworders.com  
abigail.wyatt@sworders.com

VENDOR'S SOLICITORS



**TEES SOLICITORS**

Tees House  
95 London Road,  
Bishops Stortford,  
Hertfordshire, CM23 3GW  
T: 01279 755200

## **NEW BUSINESS UNITS TO LET HILLSIDE FARM, HILLSIDE LANE, GREAT AMWELL, HERTFORDSHIRE SG12 9SH**

We are delighted to bring to the market a new commercial development of up to six office spaces. The site is situated around a beautiful courtyard, surrounded by open green space yet within walking distance to Stanstead St Margaret's Train Station (London Liverpool Street from 41 minutes).

The buildings enjoy a well-connected beautiful setting just outside the village of Great Amwell, Hertfordshire. Hillside Farm comprises a range of sympathetically converted former farm buildings, situated within a rural yet accessible location approximately 1 mile from the A10, providing easy access to both London and Cambridge.

There are up to six premium office spaces to let, with each unit having a distinctive character and layout, having been carefully designed with the modern business user in mind. Each unit offers flexible space that can be configured to suit a range of commercial uses. The site also benefits from a landscaped exterior with communal outdoor space and the units can be combined to provide larger premises if required.

The units would be suitable to a variety of uses, subject to ensuring the necessary planning consents are in place, including offices, leisure, retail and hospitality businesses. We would be interested to hear from providers of such services with the view of creating a complex of businesses offering a range of high-quality facilities.

STANSTED ST MARGARETS STATION 1 MILE - WARE 2.5 MILES - HODDESTON 2.5 MILES - HERTFORD 4.1 MILES - HARLOW 6.8 MILES

A414 0.5 MILES - A10 1 MILE - M25 8.1 MILES - STANSTED AIRPORT 16.7 MILES

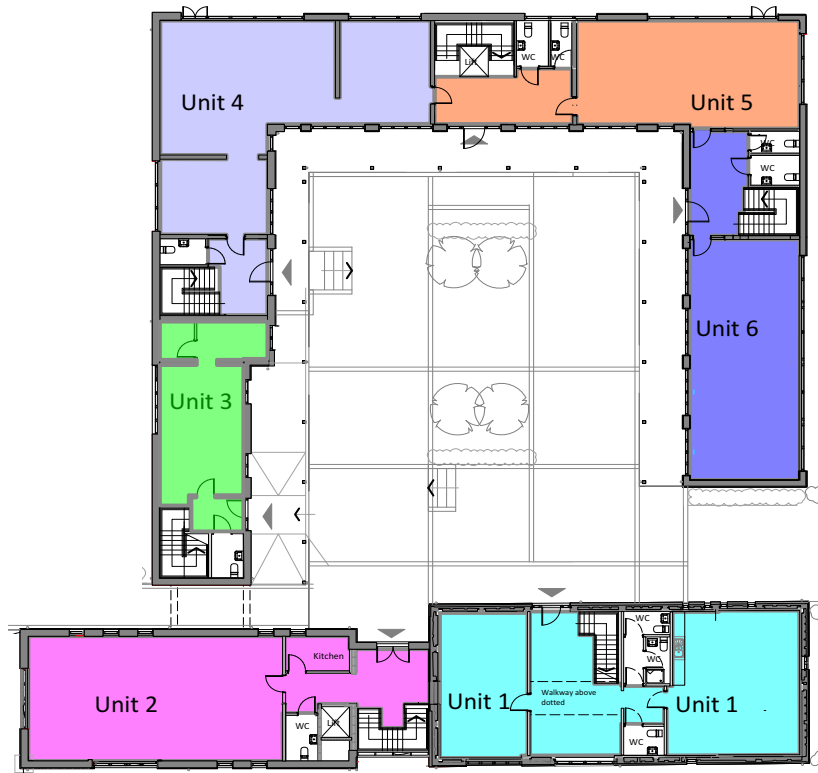
**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE LANDLORD'S AGENT**

# UNIT AREAS

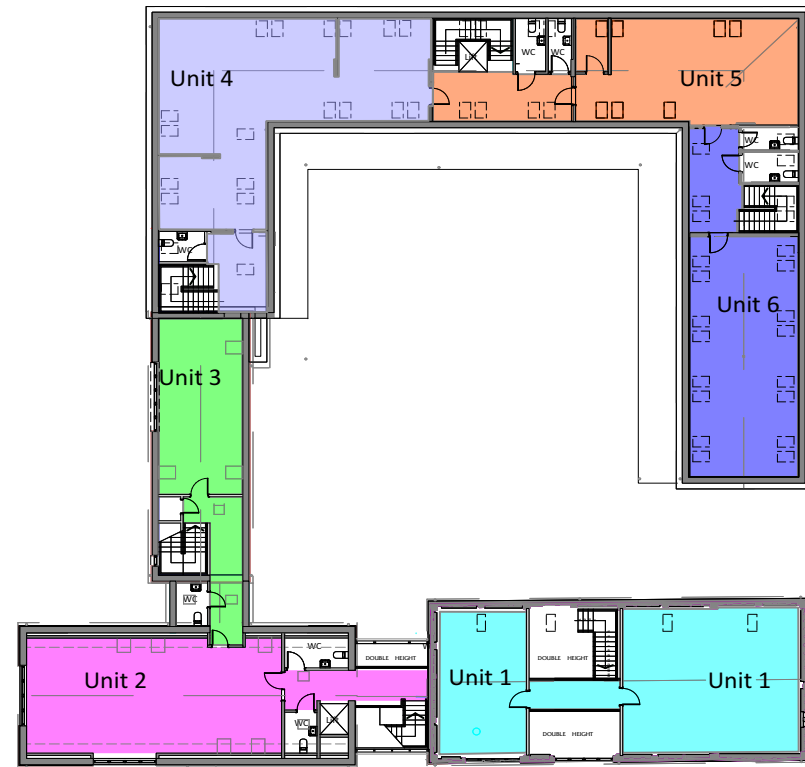


Unit Name	Ground/First Floor	NIA - Floor area sqm	NIA - Floor Area Sq Ft
Unit 1	GF	110.14	1,185
	FF	115.09	1,238
	<b>TOTAL</b>	<b>225.23</b>	<b>2,424</b>
Unit 2	GF	108.37	1,166
	FF	95.73	1,030
	<b>TOTAL</b>	<b>204.10</b>	<b>2,196</b>
Unit 3	GF	43.20	465
	FF	49.41	532
	<b>TOTAL</b>	<b>92.61</b>	<b>997</b>
Unit 4	GF	107.84	1,161
	FF	107.84	1,161
	<b>TOTAL</b>	<b>216</b>	<b>2,322</b>
Unit 5	GF	75.78	816
	FF	76.80	827
	<b>TOTAL</b>	<b>153</b>	<b>1,642</b>
Unit 6	GF	79	855
	FF	80.75	869
	<b>TOTAL</b>	<b>160.22</b>	<b>1,725</b>
<b>TOTAL LETTABLE AREA</b>		<b>1,050.42</b>	<b>11,307</b>

# UNIT LAYOUT



Ground Floor



First Floor



# THE UNITS

Hillside Farm is an exciting new development comprising six business units, enjoying a countryside setting just outside the village of Great Amwell, Hertfordshire. Hillside Farm comprises a range of characterful and sympathetically converted former farm buildings, situated within a rural yet accessible location approximately 1 mile from the A10, providing easy access to both London and Cambridge, in addition to the surrounding towns such as Hertford and Ware.

## DESCRIPTION

There are up to six premium office spaces to let, with each unit having a distinctive character and layout, having been carefully designed with the modern business user in mind. Each unit offers flexible space that can be configured to suit a range of commercial uses. The units can also be combined to form larger units.

The units comprise a converted stable building, a Grade II listed timber framed barn and a new-build office building, all benefitting from picturesque surroundings and communal outdoor areas for tenants to enjoy.

Following the grant of planning permission under East Herts planning application references 3/20/1051/FUL and 3/20/1052/LBC, the construction phase commenced in early 2022. Hillside Farm is due to be ready for occupation in summer/autumn 2023.

## LOCATION

Hillside Farm is situated in an attractive location just south of the popular village of Great Amwell and west of Stanstead Abbots. This location allows easy access to London via the A10 and M25, with the property being located just 1 mile from the A10 and 8.4 miles

north of M25 Junction 25. The area offers a wealth of train connections to London Kings Cross and Liverpool Street from Ware, Stanstead St Margarets (just over half a mile's walk away), Hertford and Hoddesdon.

## THE UNITS

Hillside Farm offers a variety of unit sizes and layouts. The units are presented as follows:

### Unit 1

A characterful Grade II listed barn conversion, providing an impressive office space over two floors, with a walkway between two areas on the first floor. The weatherboarded exterior and timber frame mean that the building retains a traditional, rural feel, yet the internal finish will give a modern and contemporary feel to the building. The ground floor extends to 1,186 sq ft and 1,239 sq ft on the first floor.

### Unit 2

A newly built office space extending to a total of 2,197 sq ft, with the ground floor comprising 1,166 sq ft and the first floor, 1,030 sq ft. The southern end of the building benefits from a huge glass floor to ceiling window, providing excellent views over the land surrounding the site.

### Unit 3

A traditional office building which was formerly the farm/stables office. The unit benefits from a ground floor area of 465 sq ft and first floor area of 532 sq ft. Externally, the building comprises brick and weatherboarding, and overlooks the central courtyard.

### Units 4, 5 and 6

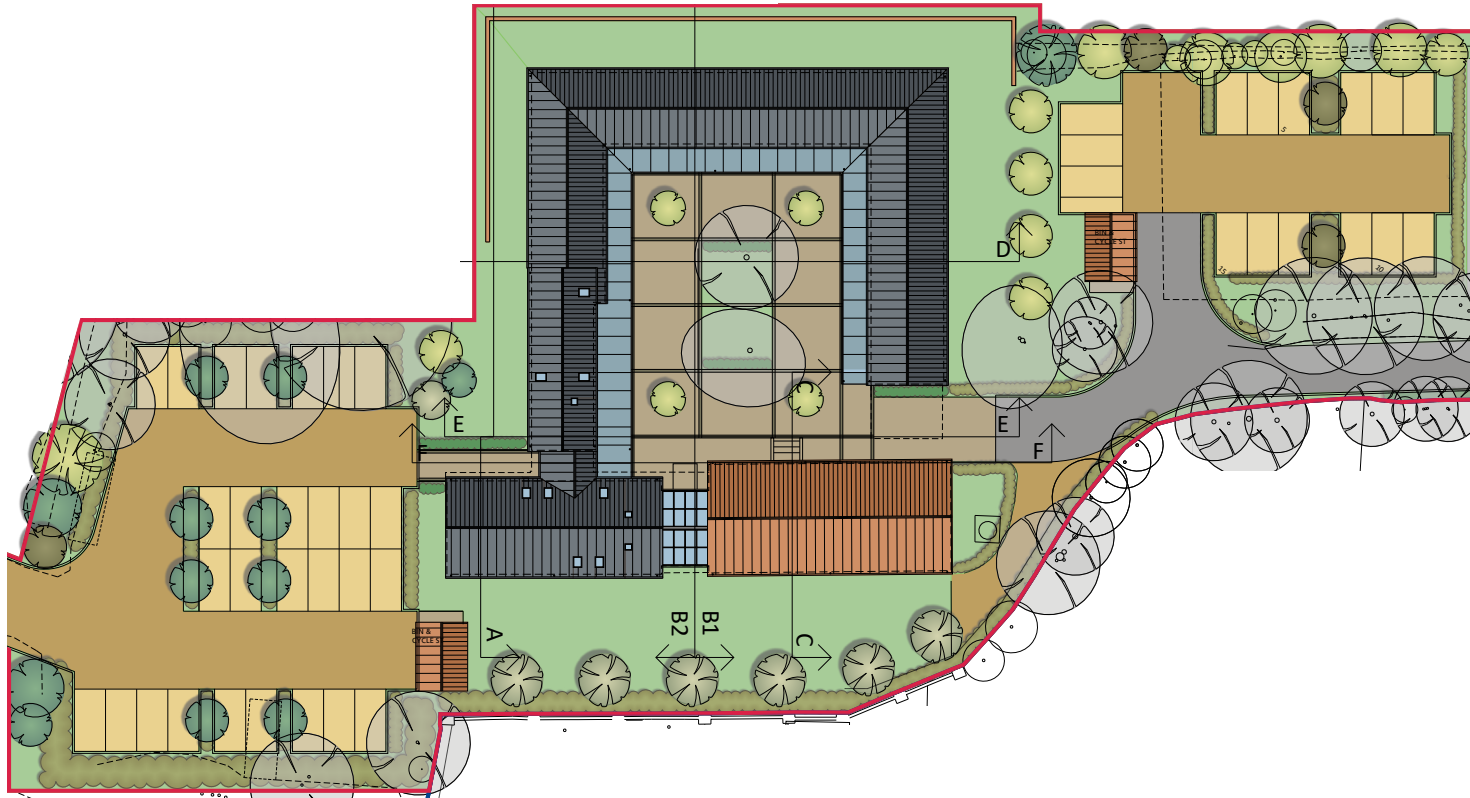
Formerly a stable block, these versatile office units can either be let separately, or utilised as one large unit.

The units would be suitable to a variety of uses, subject to ensuring the necessary planning consents are in place, including offices, leisure, retail and hospitality businesses. We would be interested to hear from providers of such services with the view of creating a complex of businesses offering a range of high-quality facilities.

In total, there is approximately 11,307 sq ft of office space at Hillside Farm, divided into units of varying sizes and suitable for a range of businesses.



# SITE LAYOUT







## FURTHER INFORMATION

### FACILITIES & SERVICES

All units include WC and kitchen facilities, ample car parking and shared outside space.

### ACCESS

Hillside Farm is located off the A1170 southbound, which connects the A414 and the A10. It benefits from gated access and a private driveway approximately 250 metres in length. There is also pedestrian access via Hillside Lane, which links up to the train station in Stanstead Abbots via a footpath.

### TENANCY AGREEMENTS

With terms being subject to contract, a proposed lease will be agreed between the parties prior to occupation. In the event that a prospective tenant comes forward prior to the completion of construction, it is proposed that, with terms being subject to contract, an agreement to the lease and request of deposit monies, along with suitable references is undertaken.

### SERVICE CHARGE

A service charge may be payable for maintenance of shared facilities and areas. Such a charge would be charged annually on a pro rata basis and at cost. Such a charge would be agreed in advance of entering into a lease.

### PLANNING

The units benefit from permission for Class E (g) office use. The details for the permission can be found under East Herts planning application references 3/20/1051/FUL and 3/20/1052/LBC. Interested parties should satisfy themselves of the suitability of the planning in place.

### TERMS OF OCCUPATION

All terms should be discussed with the Landlord's Agent. Rent will be subject to VAT.

### RATES

The Tenant will be liable for non-domestic business rates. The buildings have not yet been assessed for rates. Please contact the Valuation Office for further information.

### VIEWINGS

Strictly by prior appointment with the Landlord's Agent. To arrange a viewing, please contact Sworders on 01279 771188 or by email: james.watchorn@sworders.com, hester.dalton@sworders.com or abigail.wyatt@sworders.com

### PARKING

There is ample car parking available on site in the designated car parking areas. Parking spaces for all units are subject to contract.

### LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ. Tel: 01279 655261.  
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DQ. Tel: 0300 123 4040.

### DIRECTIONS

If using satellite navigation, please use the following postcode: SG12 9RZ.

From the M25 - Exit the M25 at Junction 25 and take the A10 north towards Hertford. Follow the A10 for approximately 6.5 miles. Exit the A10 at the junction signposted to Harlow/Chelmsford/Ware (South) and follow onto the A414. Follow the A414 for approximately 0.5 miles. At the roundabout take the first exit onto Stanstead Road (B1502) and follow the road for approximately 0.5 miles, before turning right onto Gypsy Lane. At the end of the lane, turn right onto the A1170 and after approximately 150 metres you will see the entrance to the property on your left.

### IMPORTANT NOTICE

Sworders for itself and the vendor give notice that the particulars are a general outline only for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspecting or otherwise as to the correctness of them. Any measurements, areas, or distances referred to herein are approximate only. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representation or warranty whatever in relation to this property. No responsibility can be accepted for the expenses incurred by any intending purchasers in inspecting properties which have been sold, let or withdrawn. All plans included are not to scale and are based on Ordinance Survey Maps with the sanction of the Controller of HM Stationery Office. Crown Copyright Reserved. Please note that the areas of land have been measured from Ordinance Survey Data.

Particulars prepared June 2023.

Please note the front and back cover images are CGIs and are for indicative purposes only.





SURVEYORS | PLANNERS | ARCHITECTS

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