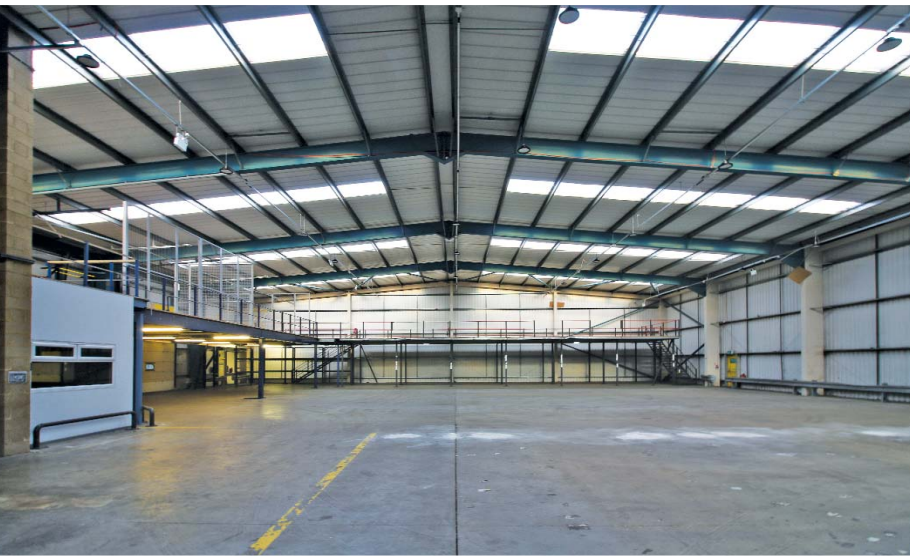


**TO LET**

**Lightning House, Frobisher Way, Hatfield Business Park AL10 7TY**



**14,367 Sq Ft (GIA) approx**  
+ additional 9,922 Sq Ft covered storage

**Detached Modern Warehouse / Production Facility**

# TO LET

## Lightning House, Hatfield Business Park AL10 7TY

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Plus an additional 9,922 Sq Ft covered storage



### HATFIELD BUSINESS PARK

Hatfield Business Park has become the premier location for commercial businesses in central Hertfordshire.

This is an extremely impressive development offering a range of headquarters office, research, warehouse and industrial buildings plus one of the two main campuses of the highly regarded University of Hertfordshire and multiple prestige car dealerships. Major occupiers include Ocado, Booker, Royal Mail, ComputaCentre, Affinity Water, Esai, Porsche, Ferrari, McLaren and Yodel.

The park is superbly located between junctions 3 and 4 of the A1(M) (linked by a tunnel) 6 miles north of the M25 at junction 23 (South Mimms). The A414 dual carriageway provides fast east / west connections.

Hatfield station provides a fast electrified service to London Kings Cross / St Pancras / Moorgate.

### LOCATION

The property is in a prime position in the centre of the Park adjoining major distribution premises occupied by Royal Mail, Yodel, Booker, ComputaCentre and Ocado.

### FLOOR AREA (Approx GIA)

Main warehouse	11,711 sq ft
Ground floor offices	1,328 sq ft
First floor offices	1,328 sq ft
<b>Total</b>	<b>14,367 sq ft</b>
Covered yard area and stores	7,720 sq ft
Attached stores	2,202 sq ft
<b>Total</b>	<b>9,922 sq ft</b>

**Overall Total 24,289 sq ft**

Plus mezzanines	
Warehouse	3,365 sq ft
Stores	2,023 sq ft
<b>Total</b>	<b>5,388 sq ft</b>
<b>Combined Total</b>	<b>29,677 sq ft</b>

### ENERGY PERFORMANCE

EPC Rating: Category D (80)

### DESCRIPTION

A detached modern warehouse/production building standing in a self-contained site with 47 parking spaces.

The single bay portal frame warehouse incorporates 2-storey offices plus an added large covered yard area for storage and loading created at the front. The main warehouse has an eaves height of approximately 7.0m rising to 8.2m at the apex.

There are 2 level electric front-loading doors each 4.0m wide by 5.4m high. It's provided with LED lighting but no heating. There are 2 linked mezzanine areas.

The front covered area has been extended over part of the concrete loading surface and has an eaves height of approximately 6.3m and also has linked stores incorporating a mezzanine.

The 2-storey fully fitted ancillary offices comprise a reception and open-plan office space at ground and first floor levels which are currently partly partitioned.

### AVAILABILITY

Immediate following completion of legal formalities.

### TERMS

The property is available on a new lease for a term and rent to be agreed.

In addition to the rent the tenant will be responsible, in the usual way, for the payment of utilities, estate service charge, rates and reimbursement of the landlord's building and third party liability insurance premium.

### INSPECTION

To view or for further information please contact:



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The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.