

Welham Green AL9 7HF South Hatfield Close to J2(A1(M))

To Let

Superb Transport / Contractors Yard

1.25 Acres (5,058 Sq M) Approx.

- Full security fencing and gates
- Flood lighting
- Main industrial estate location
- Next to Station (to Kings Cross / St Pancras)
- Separate enclosed compound



Travellers Lane

Welham Green (south Hatfield) AL9 7HF

LOCATION

The property occupies a highly accessible location at the north point of the M25.

It is within a main industrial estate which is approximately 2 miles from J2 of the A1(M) and then approximately 5 miles to J23 M25 (South Mimms). Alternative access to J24 is via Potters Bar.

In addition, the A414 dual carriageway provides a fast link to the M1 at J6 & 7.

The towns of Potters Bar, Borehamwood, St Albans and Hatfield are all close by.

The property is immediately next to Welham Green station which provides a fast electrified service to London Kings Cross/St Pancras via Finsbury Park

DESCRIPTION

A fully finished yard last used as a heavy-duty HGV transport depot.

Features include: -

- Heavy duty electric sliding entrance gate across a wide splayed recessed HGV entrance area.
- Full palisade security fencing approx. 3m high
- Heavy duty concrete yard surface
- Floodlighting
- Part enclosed compound.

LEASE

The site is to be let on a new lease for a term to be agreed. Rent £295,000 p.a.

The site is elected for VAT

APPROX. (GIA) SITE AREA

1.25 acres / 5,058 Sq M

RATEABLE VALUE

Please see the VOA website. We have been unable to identify a separate Rateable Value.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Mike Davies [m.davies@davies.uk.com] / Daniel Hiller [d.hiller@davies.uk.com] / Clay Davies [c.davies@davies.uk.com] or Tel: 01707 274237

NOTE

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: N/a

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.