

Wellfield Road Hatfield AL10 0BS

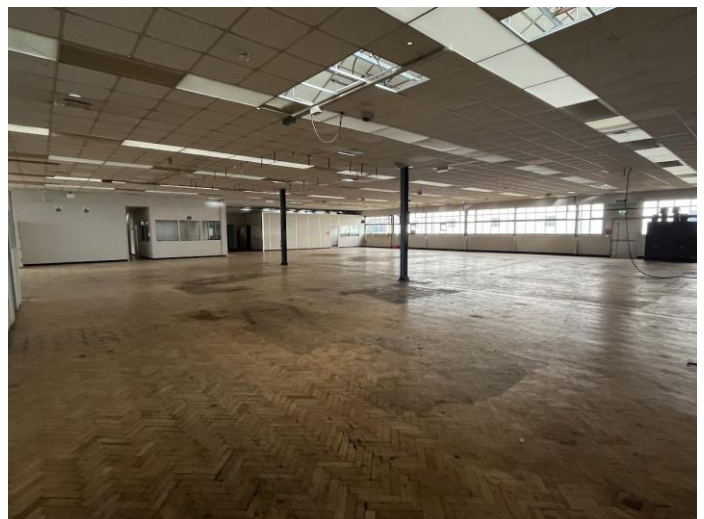
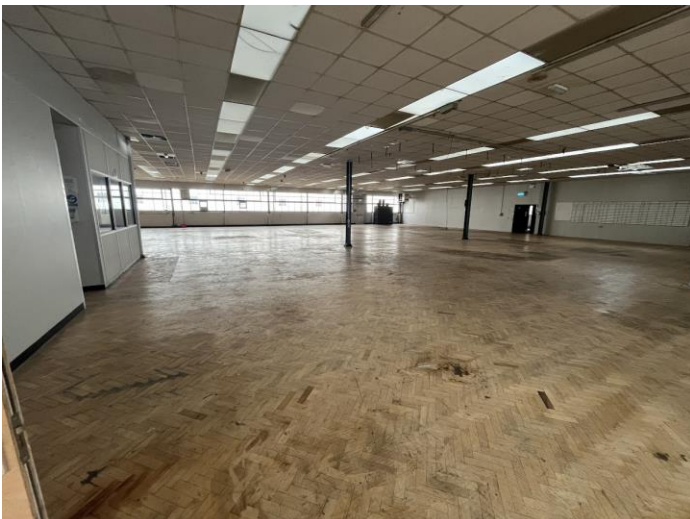


To Let

Production / Warehouse / Storage

12,300 Sq Ft (GIA) Approx.

- Shorter Term Agreements Possible
- Close to Hatfield Business Park and Town Centre
- Easy access to J3&J4 A1(M)
- Prominent Frontage
- Dock Loading (a ramp could be created)



Wellfield Road, Hatfield AL10 0BS

HATFIELD

Hatfield is an impressive commercial centre located in the middle of Hertfordshire.

It is very strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23). Connection to the A1(M) is at J3 and 4 south and north of the town.

Together these provide a highly accessible location with a fast convenient access to the M25 via Hatfield Tunnel and east / west communications between the M1 at Hemel Hempstead / St Albans and the M11 at Harlow.

It also offers good accessibility to north London and the adjoining centres of Borehamwood, Potters Bar, St Albans, Welwyn Garden City, Hertford and Stevenage.

Hatfield Business Park has become a major regional commercial centre including headquarters occupiers Eisai, Affinity Water, Booker, Computacenter and Ocado and now major car dealerships for Porsche, Lamborghini, Ferrari, Bentley, McLaren, Aston Martin and Jaguar / Rover.

The University of Hertfordshire is the major employer in the town.

LOCATION

It is located in a prominent position in a non-industrial estate location very conveniently for access to the town centre, business park, station and major trunk road connections.

This is connected to Comet Way, the principal dual carriageway route linking junction 10 of the A1(M), immediately north and south of the town.

The major and impressive Hatfield Business Park is a short distance away. The town centre is also close by.

Hatfield station is a 12-minute walk providing fast train services per hour to London Kings Cross / St Pancras and Moorgate with fast Victoria and Piccadilly line underground connections at Finsbury Park.

ACCOMMODATION

There is one main warehouse building with some ancillary office space along with toilets and changing room areas for both genders.

Our client is willing to offer the very rare opportunity of flexible agreements.

The property benefits from excellent frontage onto the main road leading into central Hatfield.

There is dock loading with small yard area which could be extended upon discussion with the landlord.

The property would be suitable for a number of uses including storage and production.

The herringbone wooden flooring seen in the photos is shortly being removed leaving a concrete floor and the internal partitions and suspended ceiling can easily be removed.

FEATURES

- Prominent position
- Art Deco style appearance
- Easy access to road network including A1(M) / M25 / A414
- Flexible leases
- Dock loading

APPROX (GIA) FLOOR AREAS

Front offices	1,040 sq ft
Tailing / SKF Amenity area	1,240 sq ft
First floor office	564 sq ft
Production area	12,302 sq ft
Total	15,146 sq ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). To be independently assessed.

TENURE

To lease at £12.50 per sq ft.

INSPECTION

For further information please contact: Clay Davies / Daniel Hiller of Davies & Co [whose offices immediately adjoining the property] (c.davies@davies.uk.com)/ d.hiller@davies.uk.com or telephone 01707 274237

NOTES:

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

Energy Performance Certificate: Category TBC.

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.