

**PROMINENT SELF CONTAINED
FACTORY/WAREHOUSE BUILDING WITH
OWN YARD**

Millwards House

Hatfield AL9 5SD

Great North Road



6,875 Sq Ft (638.70 Sq M) (GIA)

YARD AREA: 10,817 Sq Ft (1,005 Sq M)

FOR SALE



Millwards House

Hatfield AL9 5SD

Great North Road



LOCATION

The property fronts on to the west side of A1000 Great North Road (the former A1) immediately south of Hatfield.

This is a highly accessible location providing a direct link to the A1(M) at Junction 2 and to the M25 at Potters Bar/South Mimms Services (Junction 24). The A414 from Hatfield provides a fast link to the M1 and all the facilities of Hatfield including the major Business Park, University and The Galleria shopping outlet centre are all easily accessible.

Excellent Rail services to London King's Cross/St Pancras are available at Hatfield or Welham Green.

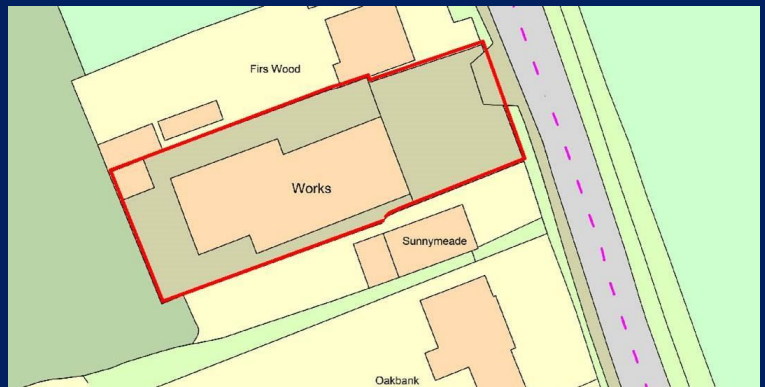
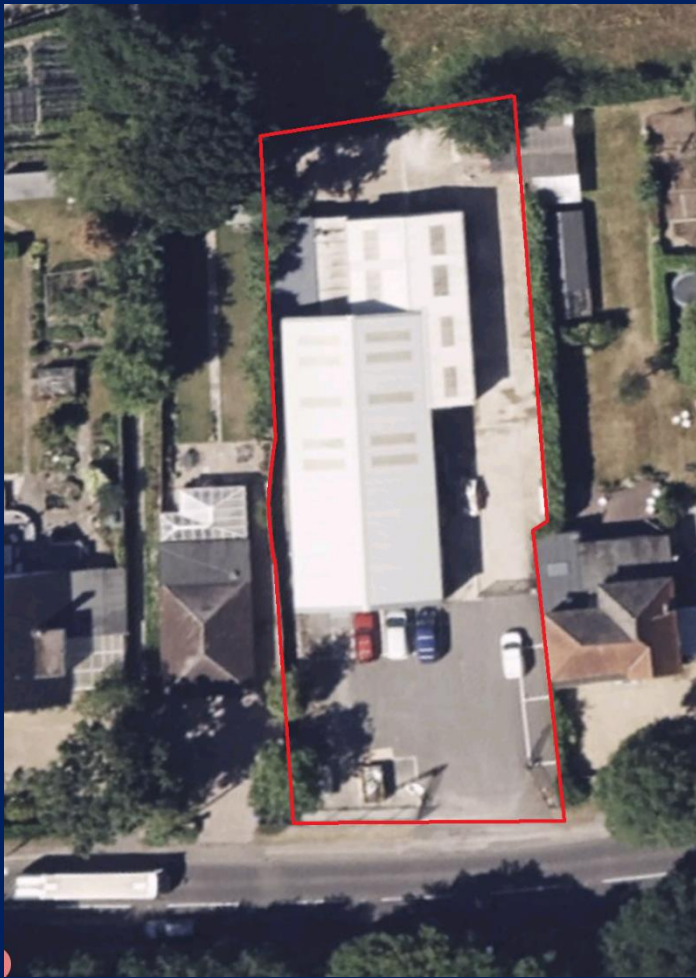


DESCRIPTION

The property stands on a self-contained site fronting directly on to Great North Road and Millwards Park.

Comprises a single storey production/warehouse building with ground and first floor offices and a linked rear store/production area with additional garage and storage accommodation.

There is a large yard at the front, side, and rear of the buildings benefiting from two roller shutter loading doors and parking up to 30 cars.



MILLWARDS HOUSE

HATFIELD AL9 5SD

GREAT NORTH ROAD

AREAS

	SQ FT	SQ M
Ground & 1 st Floor Offices	1,120	104.05
Ground Floor Workshop & Rear Storage	5,115	475.19
Rear Garage Area	640	59.45
TOTAL AREA	6,875	638.70



FREEHOLD

PRICE: £2,350 000

BUSINESS RATES:

Rates Payable: £22,500 per annum

EPC:

D rating

PLANNING:

The building is ideally suited for development subject to obtaining planning permission.

LEGAL COSTS:

Each party to bear their own legal costs

VIEWING:

Strictly by appointment through owners Sole Agents
Christo & Co

AMENITIES

- Highly Prominent Main Road Position
- New Roof Covering
- 2 Electric Roller Shutter Loading Doors
- Secure Self-Contained Gated Site
- 3 Phase Electric Power
- 2 EV Charging Points
- Yard suitable for Parking up to 30 Cars
- Air Conditioned Offices
- Kitchen/Toilet Facilities

CONTACT



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