

The Old Forge

A unique opportunity to occupy high specification, sustainable, traditionally designed workspace in central Hertfordshire.



Situated in the hamlet of Mill Green, the Old Forge is in a rural, yet accessible, location with easy access to the A414, A1(M) and M25. Hatfield Railway Station provides access to London Kings Cross in 25 minutes and Cambridge in just over an hour.



	Area msq	Parking
Ground floor	479.37	20
First floor	283.55	
Forge	57.92	2
Total floor	820.84	22

Lease terms to be agreed, subject to contract and allowing for the development to be constructed.

Rates and EPC: To be assessed.

For more information

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include. • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

