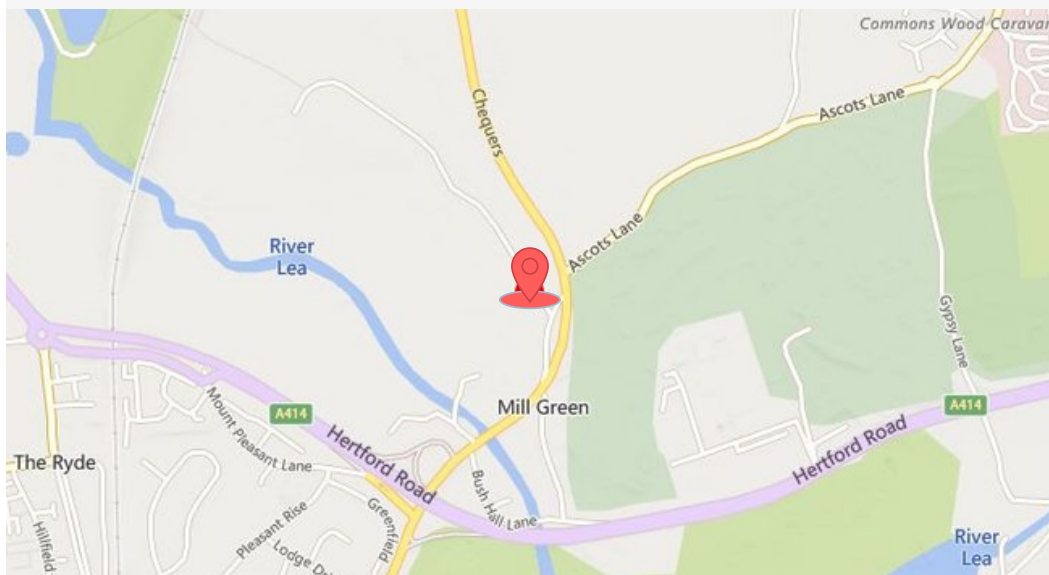


Woodhall Farm |  
Woodhall Lane | Mill Green |  
Hatfield | AL9 5NU

Economical Storage / Production Unit |  
2,553 Sq.ft (237.17 Sq.m)





Woodhall Farm | Woodhall Lane | Mill Green | Hatfield | AL9 5NU

### Description

The property comprises a single storey factory/warehouse unit of steel frame construction that has recently been refurbished and is situated within a collection of former farm buildings and farm cottages. It is arranged as very efficient clear space with loading via two manual roller shutters that emerge onto an extensive yard/parking area. Please note that car or motor trade uses will not be considered for this property.

### Key Features

- Recently refurbished
- Arranged as clear span space
- Extensive parking
- 2 loading doors

### Rates

The VOA website shows an entry in the 2023 Rating List of £18,000. The rates payable will be a proportion of this figure.

### Location

The property forms part of Woodhall Farm which is situated in a tranquil, semi-rural location just north of the A414 dual carriageway. This connects with the A1(M) at Junction 4, less than 1 mile to the west and also offers a swift connection to Hertford and Harlow to the east. Access to the farm is via an estate road directly off the A1000, with Hatfield and Welwyn Garden City town centres each close by, with both offering rail connections to central London.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

The property has an EPC rating of E 108.

### Terms

A new lease is offered for a term by negotiation.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Rent

£30,000 per annum exclusive.

### VAT

The property is not VAT registered.

### Accommodation

Production/storage | 2,553 Sq.ft | 237.17 Sq.m

This floor area is approximate and has been calculated on a gross internal basis.

### For viewings contact

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