

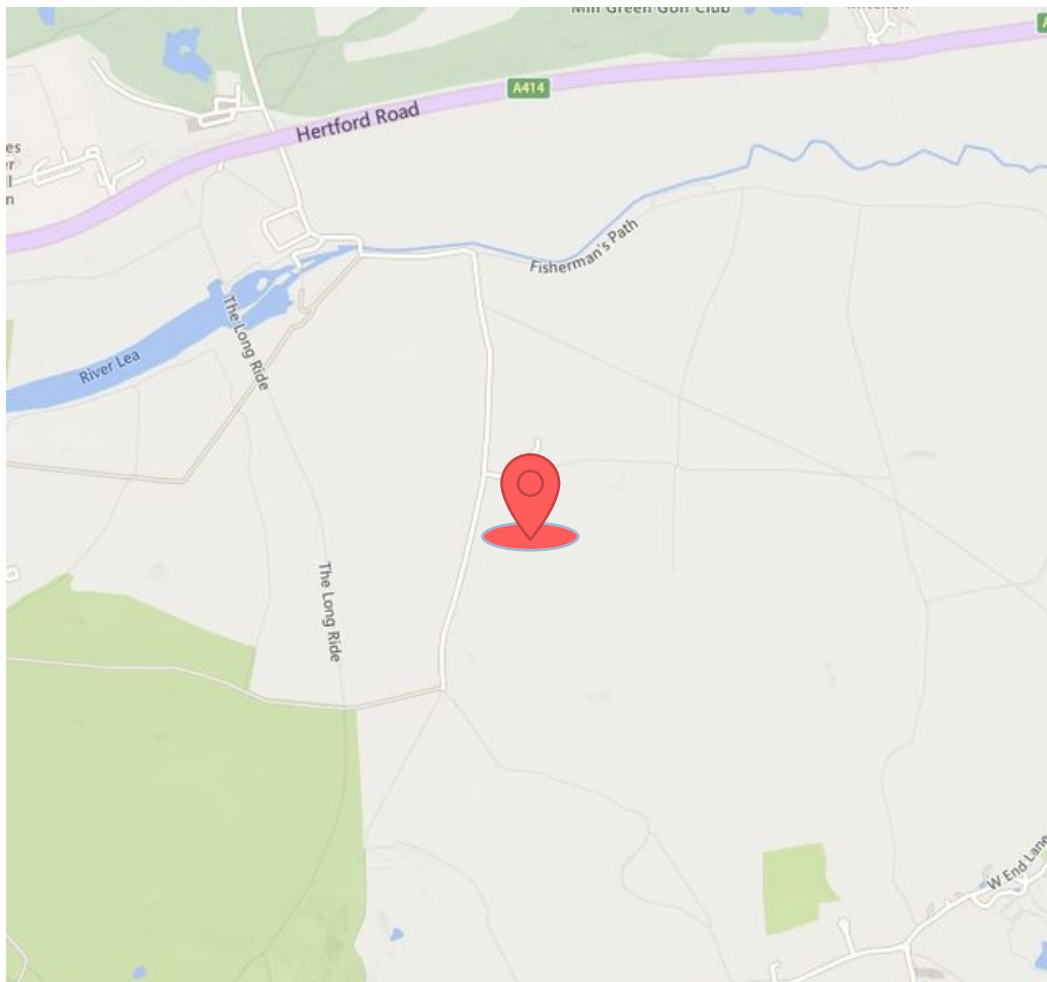
Hill End Farm |
Hatfield Estate | Hatfield |
AL9 5PQ

Industrial/Warehouse Unit | To Let
Undergoing Comprehensive Refurbishment



Key features

- Excellent road connections
- Secure site - gated access
- Situated 0.5 miles from the A414
- Extensive shared yard area, potential to secure part
- Ample parking
- 2 roller shutters
- Approximately 8m eaves



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Description

The unit comprises a detached single storey warehouse that is in the process of being comprehensively refurbished and which forms part of a small collection of adjacent farm buildings and commercial units. The site is located behind electric security gates, with direct access to the A414 via a private estate road. The clear working height is circa 8m, with the intention being to finish the building to a shell with the ability to accommodate reasonable tenant requirements, subject to negotiation. The unit would particularly suit a storage operation that values a secure environment that is accessible yet discreetly located. Externally there is a large yard shared with the adjoining units where it may be possible to fence part adjoining the building.

Location

Hill End Farm is situated in a semi-rural environment on the Hatfield Estate just 0.5 miles from the A414 which provides swift access to the major road networks:

A1M - circa 2.5 miles (6 min drive time) M25 - circa 8.5 miles (18 min drive time) M1 - circa 11.5 miles (20 min drive time).

Hatfield railway station, situated approximately 2 miles to the west, provides a fast (25 minutes) and regular service to Kings Cross St Pancras.

London Luton Airport is located within 20 miles of the unit and Stansted Airport within 28 miles.

Tenure

The unit is available to let on a new lease, direct from the Landlord, on terms to be agreed.

Accommodation

Warehouse unit | 11,025 Sq.ft | 1,024.24 Sq.m

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

Rent

Rent on application.

Rates

Rateable Value: TBC

For further information and confirmation of the rates payable, please contact the Billing Authority - Welwyn Hatfield Borough Council, 01707 357000.

EPC

To be assessed upon completion of building works.

Legal costs

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

For viewings contact

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