

# 132 Great North Road Hatfield AL9 5JN

## To Let

Single storey workshop / warehouse premises

**2,420 Sq Ft (GIA) Approx.**

- Excellent location close to Junction 4 A1(M)
- Potential for mezzanine storage areas
- Small shared gated rear yard area
- Ancillary offices



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# 132 Great North Road, Hatfield, AL9 5JN

## HATFIELD

Hatfield is strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23).

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

Hatfield Business Park close by 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, Bentley, McLaren, Aston Martin, Jaguar etc.

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

## LOCATION

The property is superbly located just a short distance from J4 of the A1(M). Access to Great North Road is from the A414 dual carriageway (linking to Hertford) roundabout next to the Tesco Superstore.

This is an established area of commercial development. The site is occupied by a main dealership for Audi / Seat and Lexus and the UK HQ of commercial vehicle manufacturer Isuzu.

Hatfield mainline station (Kings Cross/St Pancras 26 minutes) is a convenient walk to the south (via a footbridge).

Excellent staff facilities are provided by the adjoining Tesco Superstore and retail park and also the Birchwood local shopping area including a Co-op store.

## DESCRIPTION

A single storey terraced unit with an office entrance at the front and separate loading at the rear via a small shared gated yard area accessed via a rear service road.

There is extensive car parking in the road and service road immediately in front.

The accommodation comprises a front office section incorporating an entrance lobby, office, kitchen and WC.

The main workshop / warehouse area has clear space internally with a minimum height under the roof trusses of approximately 3.6 m.

There is a large wooden loading door to the rear measuring approx. 3.5m (w) by 3.6m (h).

Lighting and extensive services are provided throughout.

## APPROXIMATE (GROSS INTERNAL) FLOOR AREAS

Main Store	2,016 Sq Ft
Offices / ancillary areas	<u>404 Sq Ft</u>
<b>Total</b>	<b>2,420 Sq Ft</b>

## TERMS

The property is available on a new lease for a term to be agreed. Rent £30,000 per annum plus VAT.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31 March 2023 £13,000 then £16,250 wef 01/04/2023. Rates payable approx. 49.9% for the y/e 31/3/2024.

## AVAILABILITY

Immediate upon completion of legal formalities.

## INSPECTION

For further information please contact Daniel Hiller [d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com) or Clay Davies [c.davies@davies.uk.com](mailto:c.davies@davies.uk.com) or telephone 01707 274237.

## NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate – Category C (71)

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.

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