

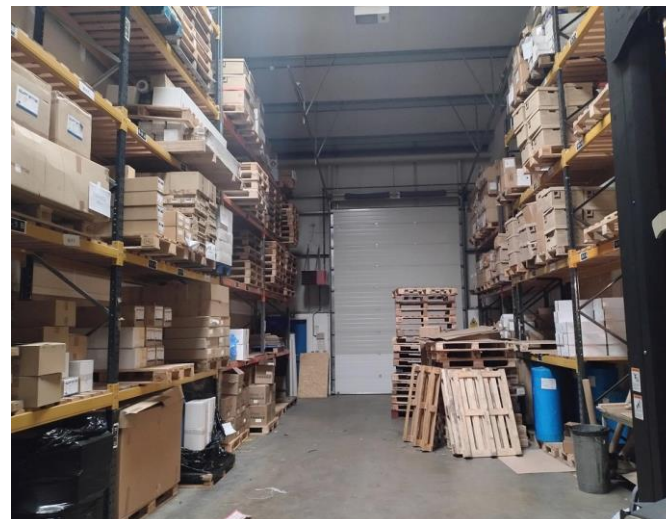
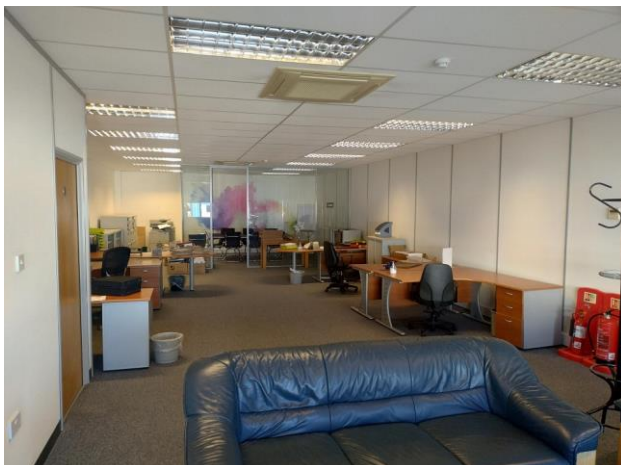
Unit 17 The IO Centre Hatfield AL10 9EW

To Let

High Specification Industrial Premises

3,585 Sq Ft (GIA) Approx

Prime Business Park location



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Unit 17, The IO Centre, Hearle Way Hatfield Business Park AL10 9EW

LOCATION

The 500-acre Hatfield Business Park is the premier business location in the A1(M) corridor in Hertfordshire. It occupies a superb location between junctions 3 and 4 of the A1(M) between Hatfield and St Albans.

Major headquarters occupiers on the park include BT, Ocado, Computercentre, Affinity Water, Booker, Porsche, McLaren Cars, Yodel, Esai and the University of Hertfordshire.

The IO Centre is a highly successful development of production and warehouse units completed in 2006. It is the only opportunity for small/medium size users to acquire business premises within the Business Park.

DESCRIPTION

An extremely well fitted and presented business unit in a short terrace.

The property is constructed of a steel portal frame with elevations and roof finished in silver coloured pvc steel cladding with blue coloured details. A good security feature is that there are precast concrete panel perimeter walls to a height of 2.25m.

The eaves height is approximately 7.2m.

The front elevation contains a full-size loading door and double-glazed windows at ground and first floor level. There is a dedicated loading and parking area at the front finished with brick pavements.

There is an office and kitchen area at first floor level behind the windows with vision panels to warehouse area and WCs on both floors.

The racking in the unit can be kept in place for a tenants use.

APPROX. FLOOR AREAS (GROSS INTERNAL)

Ground floor	2,425 Sq Ft
First floor	<u>1,160 Sq Ft</u>
Total	3,585 Sq Ft

CAR PARKING

5 car spaces + forecourt area

TERMS

The property is available for a rent on a new lease for a term to be agreed. Rent £49,950 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, estate service charge, and reimbursing the landlords building and third-party liability insurance premium in the usual way.

VAT is payable on the rent.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £17,000 up to 31/03/2023 and £34,000 thereafter. Amount payable 49.9% subject to phasing.

AVAILABILITY

Upon completion of legal formalities.

INSPECTION

For further information please contact Clay Davies c.davies@davies.uk.com or Daniel Hiller d.hiller@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.

Energy Performance Certificate: D-91

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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