



**HIGH QUALITY PRODUCTION / BUSINESS PREMISES
3,976 SQ FT**

Rent: £69,950 p.a.

Unit 28 The IO Centre
Hearle Way
Hatfield
Hertfordshire
AL10 9EW

- Plus 2,064 sq ft mezzanine Area
- Prime business park location
- Well specified internally
- 6 car parking spaces

UNIT 28 THE IO CENTRE, HEARLE WAY, HATFIELD, HERTFORDSHIRE, 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 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.

Accommodation

A well fitted and presented semi-detached workshop / business unit.

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 paviours providing 6 car parking spaces.

There are well specified first floor offices which are air conditioned behind the front windows. These interlink to a clean / assembly mezzanine area which can be adapted as required by a new occupier.

The space presents well throughout.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	3,551
First Floor Offices	425
TOTAL	3,976

Tenure

Available to let on a new lease for a term to be agreed.

Rent £69,950 per annum.

There will be a service charge to cover the shared cost of maintaining the estate.

VAT is payable on the rent.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £52,500.

Amount payable 54.6% (Y/e 31/03/2025).

Other Information

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: Category C (67)



Strictly by prior appointment with Davies & Co on
01707 274237.

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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. 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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