



## HIGH QUALITY MODERN BUSINESS UNIT 2,123 SQ FT

**Rent: £38,000 p.a.**

Unit 12 Alpha Business Park  
Travellers Close  
North Mymms  
Hatfield  
Hertfordshire  
AL9 7NT

- Full size loading door (3.1m wide by 4.1m high)
- Fully fitted first floor offices
- Next to Welham Green station

# UNIT 12 ALPHA BUSINESS PARK, TRAVELLERS CLOSE, NORTH MYMMS, HATFIELD, HERTFORDSHIRE, AL9 7NT

## LOCATION

Welham Green is a major commercial area strategically located adjoining the A1000 immediately south of Hatfield and north of Potters Bar. It enjoys a direct link to the A1(M) at J2 and thus to the M25 at South Mimms (J23). The M25 is also accessible via Potters Bar at J24.

Welham Green station, is within 200 meters which provides a fast-electrified service to Kings Cross and Moorgate.

## ACCOMMODATION

This distinctive property forms part of a modern development arranged around a central courtyard within the Welham Green industrial area.

The design incorporates extensive glazing to the front elevation, with a loading door positioned behind a covered loading area that is seamlessly integrated into the glazing system.

The ground floor provides a service and storage area located partly beneath the first-floor offices and is fully specified, benefiting from a door entry system, intruder alarm, three-phase power supply, and a loading door measuring approximately 3.1m wide by 4.1m high.

The first floor is fitted out as high-quality open-plan office accommodation, featuring comfort cooling, carpeted flooring, suspended ceilings with recessed LED lighting, and a tea point.

The building would ideally suit an occupier requiring a combination of office and light industrial or service accommodation, as well as those seeking high-quality office space.



## FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor 1,269

First Floor Offices 853

**TOTAL 2,123**

## TERMS

Available on a new lease for a term to be agreed. Rent £38,000 per annum.

Rent and other property outgoings are subject to VAT.

## BUSINESS RATES

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £24,250.

Rates payable 43.2% for the y/e 31/03/2027.

## EPC

C(60)

For further information please contact 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](http://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.

**Davies**  
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