



## MODERN WAREHOUSE / INDUSTRIAL UNIT 6,747 SQ FT

**Rent: £101,202 per annum**

Unit 41 The IO Centre  
Hearle Way  
Hatfield  
Herts  
AL10 9EW

- Prime Business Park Location
- End of terrace building
- Fully fitted offices
- Excellent parking and loading facilities
- Full size loading
- 7.2m eaves height

# UNIT 41 THE IO CENTRE, HEARLE WAY, HATFIELD, HERTS, 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

An end of terrace warehouse / production building constructed of a steel portal frame with elevations and roof finished in silver and blue coloured, pvc coated, profiled steel cladding. A good security feature is precast concrete perimeter walls to a height of 2.25m. The eaves height is approx 7.2m.

The front elevation contains a full-size loading door (measuring approx. 4m wide x 5.1m high) and double-glazed windows at ground and at first floor level.

There are first floor offices accessed via the main entrance lobby. There is a disabled toilet and cloakroom off the ground floor lobby.

The offices are well presented with the following features:

- Modern fully fitted kitchen area
- Air conditioning units
- Suspended ceiling with recessed LED lighting.

Behind the offices is a useful mezzanine area which can be accessed from the offices or warehouse. This can be removed or retained as required.

	Sq Ft
Ground Floor	6,006
First Floor	741
<b>TOTAL</b>	<b>6,747</b>
Car Parking Spaces	12

## Tenure

The property is available by way of a lease assignment expiring 5 July 2028 at a rent of £101,205 per annum plus VAT.

Alternatively, a new longer lease may be available by separate negotiation with the landlord.

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.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £77,500.

Rates payable 55.5% for the y/e 31/3/26.

## Other Information

Energy Performance Certificate: C(75)



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](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.