

FLY T

Hatfield Business Park
Plot 5610, AL10 9US

2 BRAND NEW
SPECULATIVELY DEVELOPED LAST MILE
WAREHOUSE / LOGISTICS UNITS

12,758 SQ FT & 31,522 SQ FT
AVAILABLE SEPTEMBER 2026



HIGH-SPEC SPACE READY FOR TAKE-OFF

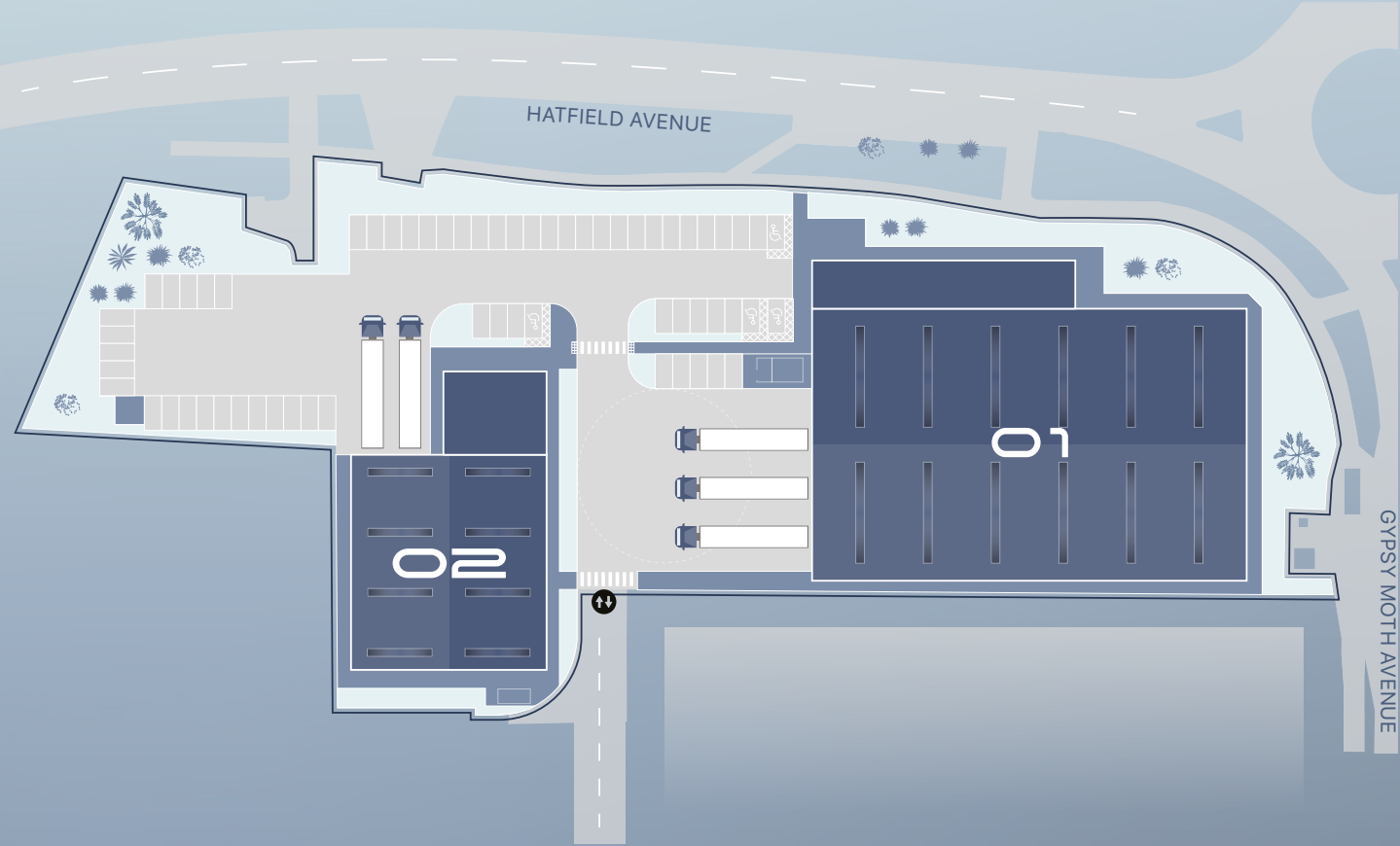
FLYT Hatfield will deliver two brand new high-specification last mile warehouse / logistics units within Hatfield Business Park, one of the South East’s most established commercial and distribution destinations.

Strategically positioned between Junctions 3 and 4 of the A1(M), the development provides exceptional access to Central London, the M25 and the wider national motorway network, making it ideally suited for distribution and logistics operations.

Hatfield Business Park provides a combination of warehouse, education, office and car showroom uses. The park includes major occupiers including DHL, Ferrari, Land Rover, Porsche, Arla Foods, Ocado, Royal Mail and Yodel as well as a David Lloyd Gym.



AVAILABLE TO LET AUGUST 2026



Approximate Gross External Areas

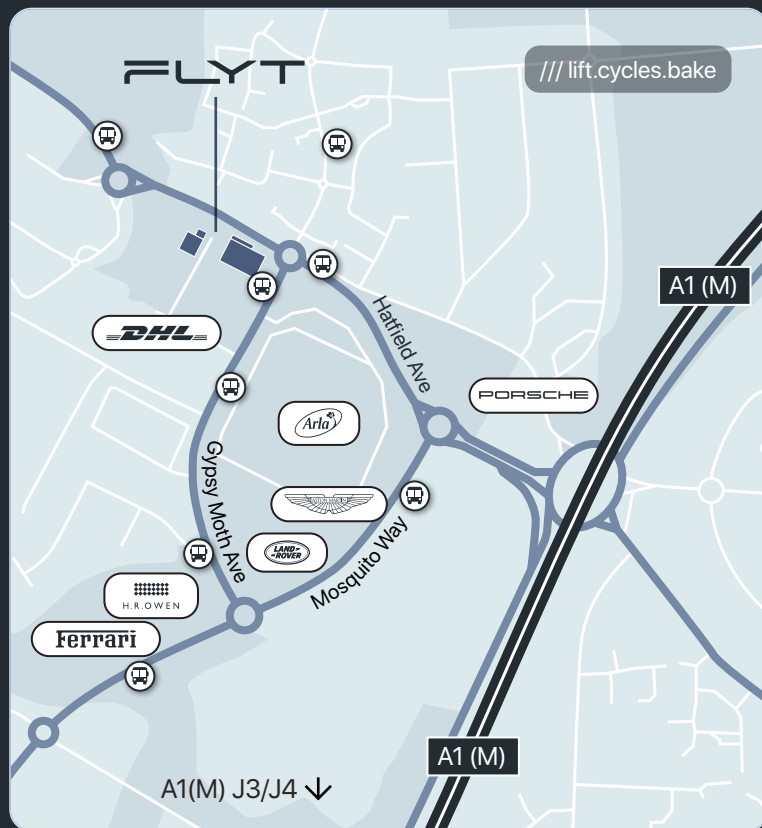
FLYT 01	Sq Ft	Sq M	FLYT 02	Sq Ft	Sq M
Warehouse	28,851	2,680.4	Warehouse	11,122	1,033.3
Office	2,672	248.2	Office	1,635	151.9
Total	31,522	2,928.4	Total	12,758	1,185.3
Clear internal height		8 m	Clear internal height		7.85 m
Loading doors		3	Loading doors		2
Car parking spaces		37	Car parking spaces		25
Power supply		275 kVA	Power supply		100 kVA

Secure self-contained yards

LED lighting throughout

Target EPC A rating

Target BREEAM Excellent



Rail Connection

Hatfield Station >
St Pancras Intl 26 mins

Bus Connections

Direct access to the Uno bus network,
running between Hatfield Business
Park and Hatfield mainline station
every ten minutes at peak times

Road	Miles	Road	Miles
A1(M) J4	1.4 miles	Luton	14.4 miles
A1(M) J3	1.8 miles	Watford	15.5 miles
Hatfield Train Station	1.9 miles	Dunstable	18.3 miles
M25 J23	8.2 miles	Park Royal	19.2 miles
Luton Airport	12.8 miles	Central London	21.6 miles
Stansted Airport	39.2 miles	Milton Keynes	39.6 miles

1.2M+



Population
within 30 mins
drive time

680K+



Economically active
population within 30
mins drive time

45K+



Logistics & supply
chain employees
within 45 mins drive

8M+



Consumers
within 60 mins
drive time

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Terms

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repairing and insuring lease. Terms available
from our sole agents.

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