



**SUPERBLY REFURBISHED INDUSTRIAL / WAREHOUSE
UNIT WITH SECURE GATE YARD AREA
7,054 SQ FT**

Rent: £110,000 p.a.

**Pegasus 2
162 Great North Road
Hatfield
Hertfordshire
AL9 5JW**

- Superbly located close to J4 A1(M)
- Comprehensively refurbished including a new roof covering and recladding of the elevations with high specification insulation
- Eaves height 5.3 - 6.7m
- EPC - B(28)

PEGASUS 2, 162 GREAT NORTH ROAD, HATFIELD, HERTFORDSHIRE, AL9 5JW

Location

Hatfield is strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23).

Together these provide highly accessible location with a fast convenient access to the M25 (J23 South Mimms) via Hatfield Tunnel and East / West links between the M1 at Hemel Hempstead / St. Albans and the M11 at Harlow.

Hatfield offers easy accessibility to north London and the nearby centres of Borehamwood, Potters Bar, St. Albans, Welwyn Garden City, Hertford and Stevenage.

The property is superbly located approx. 400 yards from J4 of the A1(M). Access to Great North Road is from the A414 dual carriageway (linking to Hertford) roundabout next to the Tesco Superstore and Audi. This is an established area of commercial development.

The adjoining corner site is occupied as a main dealership for Audi, Seat and Lexus and the UK HQ of commercial vehicle Isuzu.

Hatfield mainline station (Kings Cross/ St.Pancras 26 minutes) is a convenient walk to the south. Excellent staff facilities are provided by the adjoining Tesco Superstore and retail park and the Birchwood local shopping area including a Co-op Store.

The property is accessed via a short service road off Great North Road past two large security gates and sits immediately adjacent to the Isuzu headquarters.

Accommodation

A newly refurbished industrial / warehouse unit that occupies the rear section of a detached warehouse building with its own secure yard area.

It provides a single space arranged across two bays, with separate toilet facilities to be installed by the landlord as part of the letting agreement.

The bays are of steel portal frame construction and offers an eaves height of 5.3m and 6.7m with a full-size electric loading door.

The roof has been engineered to accommodate photovoltaic panels on the south-facing pitches.

The refurbishment programme includes new roof coverings, re-clad elevations and with high-specification insulation, full internal redecoration and repainted floor surfaces.

The unit has an excellent EPC rating of B (28).

| Floor Areas (approx. GIA) | Sq Ft |
|---------------------------|--------------|
| Ground Floor | 7,054 |
| TOTAL | 7,054 |

Tenure

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

Rent £110,000 per annum plus VAT.

Business Rates

To be assessed.



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.