

An aerial photograph of a farm complex with several large buildings, a driveway, and surrounding greenery. The text is overlaid in the center of the image.

# MICKLEFIELD GREEN FARM SARRATT ROAD RICKMANSWORTH

WD3 6AH

**bf**

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*Storage / Warehouse To Let - 1,400 Sq.ft*

## KEY DETAILS

- Single storey barn within a secure site
- Rural yet accessible location - approximately 3 miles from M25 (J18)
- Extensive yard area with substantial parking available
- Short term flexible agreements available
- Quiet countryside setting on the edge of the village of Sarratt

## DESCRIPTION

The available space forms part of the front barn at Micklefield Green Farm and comprises a single-storey unit within a communal courtyard setting. In addition to a practical storage area with level loading access to the rear, the accommodation also includes an office area, WC facilities, and a heat pump providing heating and air conditioning. The space may support a broader range of potential uses beyond pure storage or warehousing, subject to suitability and agreement.

The unit is well suited to short-term occupiers seeking flexible, low-cost space in a quiet rural location.

Please note, this location is not suitable for very high frequency heavy goods vehicle access and vehicle repairs.



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Storage/Warehouse  
**TO LET**

## ACCOMMODATION

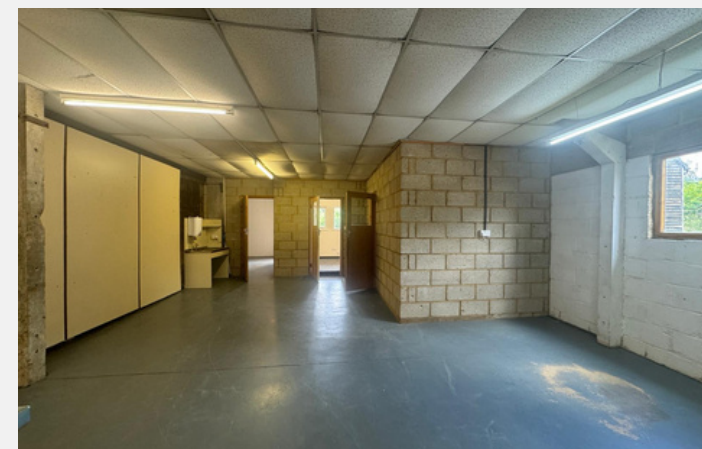
Floor	Size Sq.m	Size Sq.ft
Front Barn	130.06	1,400

*The floor area is approximate and has been calculated on a gross internal basis.*

## LOCATION

Micklefield Green Barn is located off Sarratt Road, on the edge of the picturesque village of Sarratt. The barn is approximately 3 miles from J18 of the M25, providing excellent connectivity to the wider motorway network and surrounding towns including Rickmansworth, Watford and Hemel Hempstead.

Access to the site is via minor country roads, making it well suited to occupiers seeking secure out of town storage space.



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**MICKLEFIELD GREEN FARM**  
**SARRATT ROAD**  
**RICKMANSWORTH**  
WD3 6AH

## TENURE

The property is available on a short term flexible licence.

## RENT

Upon application.

## EPC

Not applicable - further details on request.

## BUSINESS RATES

The premises are subject to business rates, however, they may qualify for Small Business Rates Relief, subject to the occupier's circumstances. Interested parties are advised to make their own enquiries with the Local Authority to confirm their eligibility and liability

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that VAT is not applicable to the rent.

# CONTACT

GET IN TOUCH

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