



DETACHED PRODUCTION / WAREHOUSE FACILITY 10,630 SQ FT

Rent: £99,950 p.a.

150 Great North Road
Hatfield
Hertfordshire
AL9 5JN

- Newly refurbished
- Established Industrial Location
- Excellent Power Capacity Potential
- Solar Panels
- Very close to the A1(M)
- Mezz Store Areas (1,009 Sq Ft & 1,160 Sq Ft)

150 GREAT NORTH ROAD, HATFIELD, HERTFORDSHIRE, AL9 5JN

Location

The property is superbly located just 500 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.

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 also the Birchwood local shopping area which includes a Co-op store.

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 a highly accessible location with a fast convenient access to the M25 (J23 South Mimms) via Hatfield Tunnel and east / west communications 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.

Accommodation

A detached building with a single storey production / warehouse area which has been fitted out to a very high standard internally and fronted by two-storey air conditioned offices.

Parking and pedestrian access are at the front with loading to the rear off a short private gated yard which is accessed via a service road.

The production area is constructed of a steel frame under a 20% natural light insulated pitched roof supported on steel trusses providing uninterrupted open space with an eaves height of approximately 4.1m. It is served with a full-height loading door and a crane gantry with a 2.2 tonne rated load. A toilet block with shower is situated for use by the production area.

The front offices are brick built with a concrete first floor and extensive windows to the frontage. These incorporate male and female toilets and kitchen which adjoins the entrance area.

The building has a security alarm and CCTV system and has connections for both BT and Cable internet. The roof is fitted with 50 number solar panels which provide an average of 9000kw/h of free electricity per year for the tenant.

There are external areas for storage and plant on both sides of the building and at the rear.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	8,900
First Floor Offices	1,730
TOTAL	10,630

Tenure

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

The property is subject to VAT.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £58,500.

Rates payable 55.5% for the year end 31/3/2026

Legal Costs

Each party is to cover their own legal costs.



Strictly by prior appointment with Davies & Co on
01707 274237. Contact: Clay Davies or Daniel
Hiller

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.