



HIGH QUALITY WAREHOUSE / PRODUCTION UNIT 10,107 SQ FT

Rent: £175,000 p.a.

**Unit 8 The IO Centre
Hearle Way
Hatfield
AL10 9EW**

- Prime business park location
- 2 loading doors
- 7.2m eaves height
- Fully fitted ancillary offices
- 11 parking spaces
- Plus 6,000 sq ft mezzanine store

UNIT 8 THE IO CENTRE, HEARLE WAY, HATFIELD, 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, Ferrari, McLaren, Aston Martin, Jaguar Rover, 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 property that forms part of a block of four units on the extremely popular IO Centre estate, comprising an exceptionally well-fitted and attractively presented warehouse/production building.

It is constructed of a steel portal frame, with elevations and roof finished in low-maintenance silver/blue PVC-coated steel cladding. Security is enhanced by precast concrete inner perimeter walls to a height of approx. 2.25m. The building has an approximate eaves height of 7.2m.

The front elevation incorporates two full-size electrically operated loading doors, each measuring approx. 4m wide by 5.1m high, together with double-glazed windows at both ground and first-floor levels.

To the front of the property is a dedicated loading and parking area finished with brick paviours, with additional estate parking located opposite. There are 11 car parking spaces included with the demise with in addition the ability to double park in front of the loading doors.

The warehouse / production area benefits from high-bay lighting and is decorated in white.

A substantial mezzanine floor has been installed by the current tenant which is used for office/studio/light industrial purposes, with the area beneath finished with suspended ceilings. This is however to be removed on expiry of the current lease but can be retained if so required.

High-specification first-floor offices are located above the main entrance and are configured to provide a general office, accounts office and a meeting room. The offices are fully fitted and benefit from air conditioning and kitchen facilities.

At ground floor level, beneath the offices, there is a reception area, studio, small kitchen and WC accommodation.

FLOOR AREAS (approx. GIA)

	Sq Ft
Production / Warehouse	7,955
Showroom / Offices / WCs	1,076
First Floor Offices	1,076
TOTAL	10,107

TERMS

Available to let on a new lease for a term to be agreed from 1 March 2026.

Rent £175,000 per annum. Rent and other property outgoings are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £156,000.

Rates payable 48% for the y/e 31/03/2027.

EPC

B(46)



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.

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