



MODERN INDUSTRIAL UNIT
2,012 SQ FT

Price: £550,000 Offers in the region of

**22-24 Beaconsfield Road
Beaconsfield Road
Hatfield
Hertfordshire
AL10 8BB**

- Located immediately next to Hatfield railway station
- Very high level of internal fitout
- Allocated car parking
- Established industrial location
- EPC - B(45)

22-24 BEACONSFIELD ROAD , BEACONSFIELD ROAD , HATFIELD, HERTFORDSHIRE, AL10 8BB

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).

It is easily accessible to Stevenage, Welwyn Garden City, Hertford, St. Albans, Borehamwood and Potters Bar.

The main line station is within a short walk and provides a fast-frequent service to London (Kings Cross) or Stevenage and Peterborough to the north.

Accommodation

An end of terrace, single storey, light industrial unit forming part of a small development which fronts onto Beaconsfield Road with vehicular and pedestrian access from the rear service road via double metal doors.

It is constructed of brick walls with a substantial concrete framed flat roof giving a clear internal head room of approximately 3.3m.

The main space comprises a single open area which has been subdivided at the front to provide offices and a kitchen / staff room. This is not a permanent subdivision with glazed areas. The center of the property has been turned into lab space however this could be removed by a purchaser.

Overall the property presents extremely well internally.

At the rear there are two toilets and ancillary store areas.

The property is fully fitted out to a very high standard including lighting, heating and power distribution.

5 car parking spaces are at the rear.

Floor Areas (approx. GIA)	Sq Ft
TOTAL	2,012
Car Parking Spaces	5

Tenure

For sale freehold with vacant possession.

Guide price £550,000 plus VAT.

Service Charge

There is a small estate service charge. Amount to be confirmed.

Business Rates

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessment £21,500.

Amount payable 49.9% for the y/e 31/03/2026.

Legal Costs

Each party to cover their own legal costs.

Other Information

Energy Performance Certificate: B(45)



For further information please contact Davies & Co on 01707 274237

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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.