



**SELF CONTAINED INDUSTRIAL / WAREHOUSE / STORAGE
UNIT IN A RURAL SETTING
2,002 SQ FT**

Rent: £38,038 p.a.

Unit 10
Woodhall Farm
Hatfield
Hertfordshire
AL9 5NU

- Two Shutter Doors
- LED Lighting
- Brand New Construction
- Highly Secure Rural Setting
- Very Close to A414 and A1(M)
- Wide Range of Uses Considered (No Motor Trade)

UNIT 10, WOODHALL FARM , HATFIELD, HERTFORDSHIRE, AL9 5NU

Location

Hatfield occupies a highly accessible location at the centre of the north sector of the M25. It is located on the A1(M) between Junctions 2 and 4. In addition the A414 dual carriageway provides fast east west connections to the M1 at Hemel Hempstead and the M11 at Harlow.

Hatfield station, a short distance from the property, provides a fast electrified service to London King's Cross / St Pancras (21 minutes) and also Moorgate with links to the Victoria and Piccadilly lines at Finsbury Park.

Accommodation

The unit provides ground floor warehouse / storage accommodation, served with two loading doors, separate pedestrian access.

Floor Areas (approx.)	Sq Ft
TOTAL	2,002

Tenure

A new full repairing and insuring lease for a term to be agreed.

Service Charge

There will be a small estate service charge. The payable figure is to be confirmed.

Business Rates

The unit is yet to be assessed. Please refer to the Local Authority for information on rates

Legal Costs

Each party to cover their own legal costs.

EPC

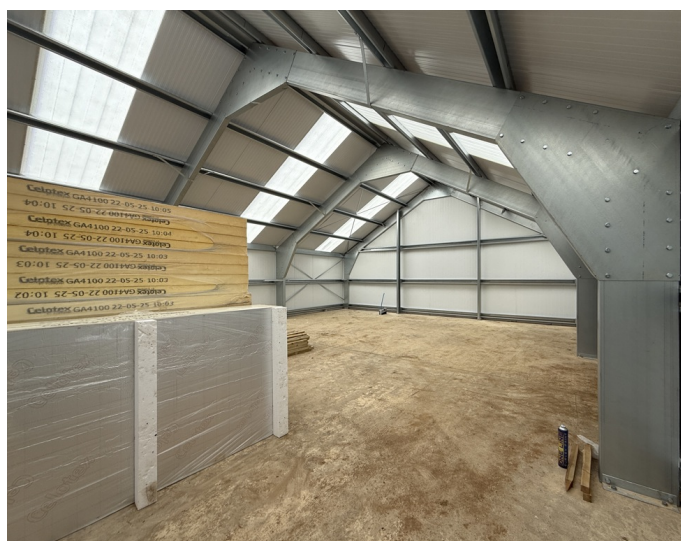
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Other Information

VAT- Payable on the rent, service charge and deposit.

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.



For further information please contact Davies & Co on
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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.