



**DETACHED PRODUCTION / WAREHOUSE /  
STORAGE BUILDING**  
12,300 SQ FT

**Rent: £155,000 per annum  
exclusive**

13 Wellfield Road (Right Side)  
Wellfield Road  
Hatfield  
Herts  
AL10 0BY

- Prominent Frontage
- Dock and Level Loading
- Easy access to J3 & J4 A1(M)
- Close to Hatfield Business Park and Town Centre
- Shorter Term Agreements Possible

# 13 WELLFIELD ROAD (RIGHT SIDE), WELLFIELD ROAD, HATFIELD, HERTS, AL10 0BY

## Location

It is located in a prominent position in a non-industrial estate location very conveniently for access to the town centre, business park, station and major trunk road connections.

This is connected to Comet Way, the principal dual carriageway route linking junction 10 of the A1(M), immediately north and south of the town.

The major and impressive Hatfield Business Park is a short distance away. The town centre is also close by.

Hatfield station is a 12-minute walk providing fast train services per hour to London Kings Cross / St Pancras and Moorgate with fast Victoria and Piccadilly line underground connections at Finsbury Park.

## HATFIELD

Hatfield is an impressive commercial centre located in the middle of Hertfordshire.

It is very strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23). Connection to the A1(M) is at J3 and 4 south and north of the town.

Together these provide a highly accessible location with a fast convenient access to the M25 via Hatfield Tunnel and east / west communications between the M1 at Hemel Hempstead / St Albans and the M11 at Harlow.

It also offers good accessibility to north London and the adjoining centres of Borehamwood, Potters Bar, St Albans, Welwyn Garden City, Hertford and Stevenage.

Hatfield Business Park has become a major regional commercial centre including headquarters occupiers Eisai, Affinity Water, Booker, Computacenter and Ocado and now major car dealerships for Porsche, Lamborghini, Ferrari, Bentley, McLaren, Aston Martin and Jaguar / Rover.

The University of Hertfordshire is the major employer in the town.

## Accommodation

There is one main warehouse / production space.

It is constructed of a steel frame providing a minimum clear internal height of approximately 3.6m and a single row of columns down the centre. There is a dock level loading facility at the front via a door opening measuring 5.5m wide x 3.2m high.

The property benefits from excellent frontage onto the main road leading into central Hatfield with a large forecourt.

There is also level loading at the rear via a shared access route.

	Sq Ft	Sq M
<b>TOTAL</b>	<b>12,300</b>	<b>1,142.67</b>

## Tenure

To lease at £155,000 per annum

Our client is willing to offer the very rare opportunity of flexible agreements.

VAT not payable.

## Service Charge

TBC

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). To be independently assessed.

## Other Information

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales.

Energy Performance Certificate: Category TBC.

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: Clay Davies / Daniel Hiller of Davies & Co [whose offices immediately adjoining the property] ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com))/ [d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com) or telephone 01707 274237.**

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