



## Unit 25

Travellers Lane, Hatfield, AL9 7HF

### Modern Single-storey Factory Warehouse with its own yard

**To Let**

**8,608 sq ft**  
(799.71 sq m)

- Highly prominent
- Self-contained factory warehouse with secure yard
- Newly installed insulated roof
- Parking for 40-50 cars
- Two electric roller shutter loading doors
- 3 Phase power
- Reception area
- Open-plan first floor offices

## Summary

Available Size	8,608 sq ft
Rent	£125,000 per annum
Rates Payable	£34,304 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The property is situated in a highly prominent position on the corner of Travellers Lane and Travellers Close.

Welham Green is a major commercial area strategically located adjoining the A1000 immediately South of Hatfield and North of Potters Bar. It enjoys a direct link to the A1(M) at J2 and thus to the M25 at South Mimms (J23) and also via Potters Bar at J24.

In addition, the A414 dual carriageway provides a fast link between the M1 at Hemel Hempstead/Kings Langley and the M11 at Harlow.

Welham Green station is a short distance from the property, offering a fast service to London Kings Cross/St Pancras and also Moorgate.



## Description

Comprises a modern detached single-storey factory warehouse building with first-floor offices. The building benefits from a large yard for parking up to 40 cars, with an additional 10 car parking spaces at the side of the building. The building is approached via its own reception area, which leads into the main factory warehouse area and the first-floor offices. The building has undergone refurbishment with a newly installed insulated roof, refurbished offices with kitchen and toilet facilities.



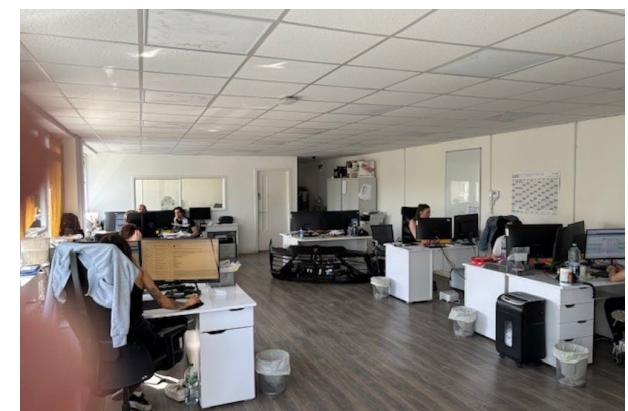
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main factory area	5,212	484.21	Available
Ground - Rear workshop	1,750	162.58	Available
1st - Offices	1,454	135.08	Available
Ground - Reception	192	17.84	Available
<b>Total</b>	<b>8,608</b>	<b>799.71</b>	

## Rent

£125,000 pax



## Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years, subject to periodic upward only rent reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

## Legal Costs

Each party is to bear their own Legal Costs.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewing

Strictly by appointment through owner's SOLE agents as above.

## Viewing & Further Information



**Paul Stone**

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