

INDUSTRIAL BUILDING WITH YARD

Unit 3

Woodside Lane, Hatfield, AL9 6DE

**Single-storey Factory Warehouse
Buildings with own self-contained
yard**

**Total Site Area - 27,539 Sqft (2,558
Sqm)
0.632 Acres**

For Sale

- Newly refurbished single store factory/warehouse building
- 2 electric roller shutter loading doors
- 3 phase power
- Secure hard standing palisade and wood fencing yard
- Total site area - 27,539 sqft (0.632 Acres)
- 3 single storey non structural portacabins
- Excellent access to the A1, M1 and M25 Motorways
- Yard area can store up to 180 cars

Summary

| | |
|---------------|------------------------------------|
| Price | Price on application |
| Rates Payable | £11,775 per annum |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Comprises a refurbished Single-storey factory warehouse building together with 3 non structural portacabins together with a a large self-contained yard which is secured by part palisade and wooden fencing.

The building benefits from two electric roller shutter loading doors, 5.33 meters ceiling height, open plan and 3-phase power. The property is currently used for the storage and repairs of cars.

Location

The property is situated on the South side of Woodside Lane, close to the junction of the main Great North Road A1000 which provides direct access to the M1 and M25 motorways. The property is located within a mixed residential and commercial area. Transport facilities are good with both Brookmans Park and Travellers Lane British Rail Stations being close by.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|--------|----------|--------------|
| Building - Single storey factory building | 5,700 | 529.55 | Available |
| Ground - 3x Portacabins | 1,348 | 125.23 | Available |
| Outdoor - Yard | 20,491 | 1,903.68 | Available |
| Total | 27,539 | 2,558.46 | |

Freehold Price

Price upon application.

Planning

The local authority have served a notice to the owners being in breach of extending the building without planning. The owner has instructed their planning consultant and architects to appeal this decision.

Legal Costs

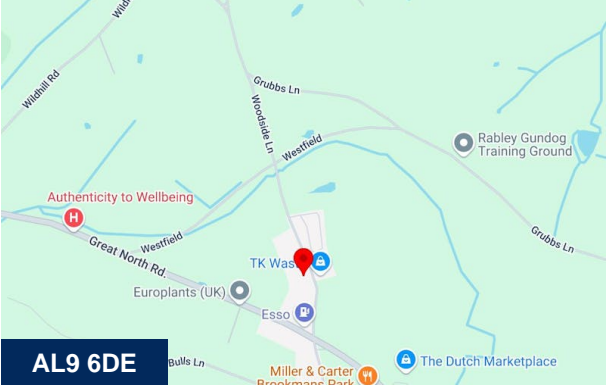
Each party to bear their own Legal Costs.

Identification

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

Viewings

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



Viewing & Further Information



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