

10 WOODHALL FARMSTEAD
MILL GREEN
HATFIELD

AL9 5NU

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Newly Constructed Business Unit - To Let

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Business Unit
TO LET

KEY DETAILS

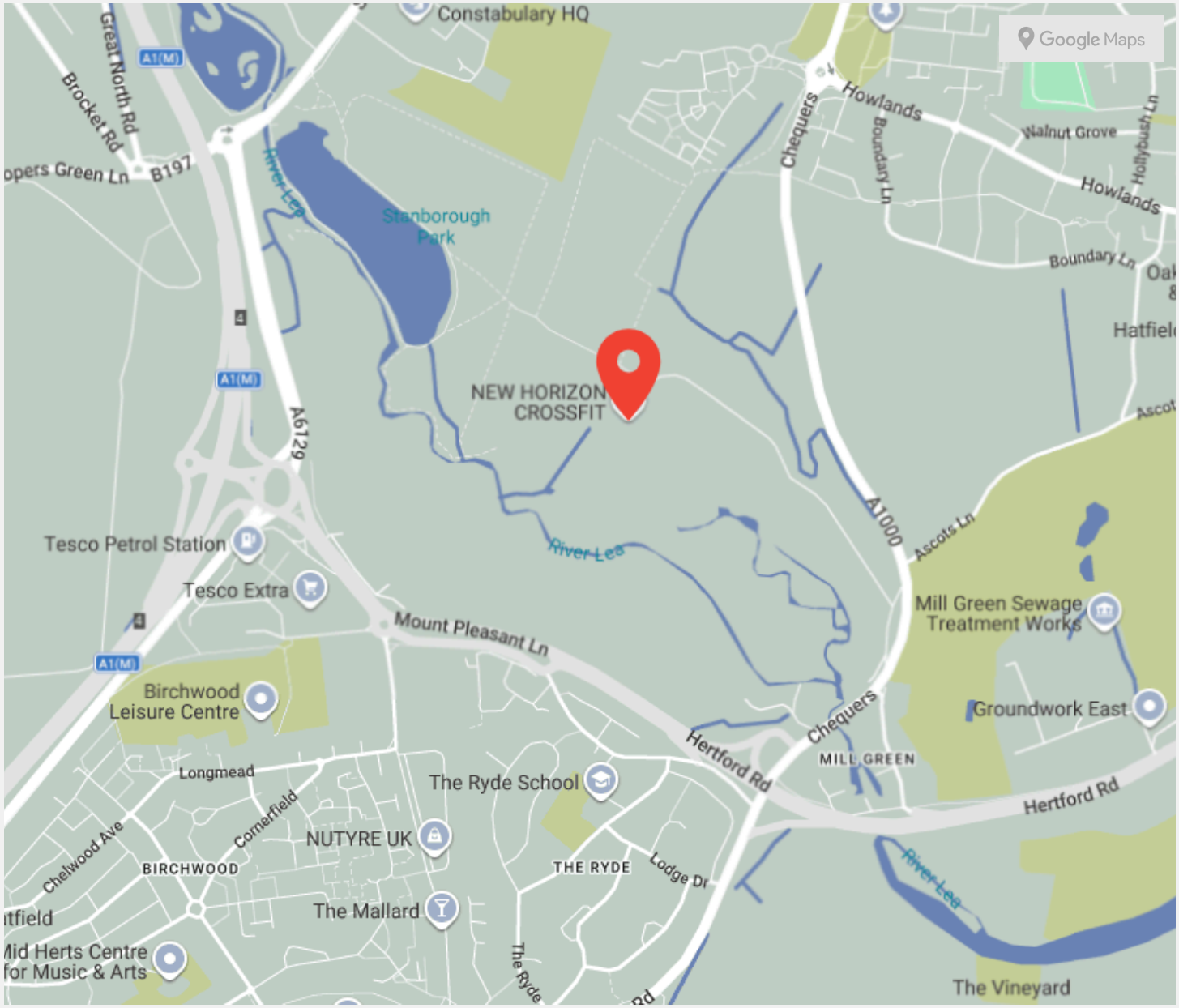
- New build
- Clear span working space
- Twin roller shutter loading doors
- Semi-rural yet accessible location
- A1 (M) - 5 minute drive

LOCATION

Woodhall Farmstead occupies a semi-rural, yet highly accessible location just minutes from the A414 dual carriageway and the A1 (M) at Oldings Corner. It is approached via a surfaced farm road from Chequers (A1000), with gated access and CCTV monitoring. Hatfield station is close by with services to London Kings Cross in 25 minutes and Cambridge in a little under an hour. The Oldings Corner Retail Park is a very short drive from the property, where there is a Tesco superstore.

TRANSPORT

- A414 - 0.5 miles
- A1(M) (J4) - 1.3 miles
- M25 (J23) - 8.3 miles



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DESCRIPTION

The property comprises a newly constructed single storey business unit of portal frame construction with elevations that are clad to full height. It benefits from excellent natural light via multiple roof lights, with loading by two manual roller shutter doors.

The wider Farmstead comprises comprehensively refurbished former agricultural buildings of huge character occupied as a variety of offices and workspaces. It is surrounded by open farmland and countryside, with Stanborough Park just a short walk away for lunchtime excursions.

ACCOMMODATION

	Sq. ft	*Sq.m*
Ground Floor Factory	2,002	185.90

This floor area is approximate and has been calculated on a gross internal basis.

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TERMS

The unit is offered to let on a new lease for a term by negotiation.

RENT

£34,500 per annum exclusive of business rates, service charge & VAT.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

To be assessed.

VAT

All rents quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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