



Hilfield Lane South

Bushey, WD23 4EL

A Strategically Located 0.62 Acre Open Storage Yard, Close to the M1 & A41

27,060 sq ft
(2,513.96 sq m)

- Gated / secure access
- Flexible terms available
- Strategically located on Hilfield Lane South, Bushey
- Junction 5 of the M1 (3 miles)
- A41 Watford Bypass (2 miles)
- Junction 21 of the M25 (7 miles)

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Summary

Available Size	27,060 sq ft
Rent	£200,000 per annum
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The property comprises a level open storage yard extending to approximately 27,060 sq ft (2,513.96 sq m), or 0.62 acres, situated on Hilfield Lane South. The site is accessed via a gated entrance, providing a secure environment for external storage.

The yard is suitable for a wide range of open storage uses, including contractors' storage, builders' merchants, plant and machinery storage, and vehicle and trailer parking. It offers flexible open space with room for commercial vehicle circulation and is available on flexible terms.

Prospective tenants are advised to make their own enquiries and satisfy themselves that the site has the appropriate planning consent and that their proposed use complies with all relevant planning, licensing, and statutory requirements.

Location

The property is well located on Hilfield Lane South, on the edge of Bushey in south-west Hertfordshire. It sits within the Green Belt setting between Bushey, Aldenham and Elstree, close to the M1 and the A41. This gives occupiers quick access to the regional and national road network without the congestion of the town centres.

Junction 5 of the M1 (Bushey/Watford) is approximately 3 miles to the north-west, and Junction 4 of the M1 is approximately 5 miles to the north-east. Junction 21 of the M25 is approximately 7 miles to the north-west, and Junction 21A (London Colney) is approximately 8 miles to the north-east. The A41 Watford Bypass is approximately 2 miles away and provides direct links to Watford, Hemel Hempstead and the M25. The A1 at Elstree and Borehamwood is approximately 4 miles to the east.

Central London is around 15 miles to the south-east, and London Heathrow Airport is approximately 17 miles to the south-west. London Luton Airport is approximately 17 miles to the north. Bushey mainline station is approximately 3 miles away, with fast services to London Euston. The location is therefore well placed to serve occupiers across Hertfordshire, North London, Buckinghamshire and the wider South East. It suits contractors, builders' merchants, plant and vehicle operators, and storage and distribution businesses.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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