Davies

01707 274237

Hatfield
Industrial Land
TO LET

SECURE GATED COMMERCIAL YARD / COMPOUND
0.4 ACRES

Rent: £85,000 p.a.

Beaconsfield Close
Hatfield
Hertfordshire
AL10 8YE

- Perimeter palisade fencing and entrance gates.
- Main services except Gas
- Road planings/scalpings ground surface
- Located in main commercial area
- Next to Hatfield Station
- No VAT payable

Ref I85-8

BEACONSFIELD CLOSE, HATFIELD, HERTFORDSHIRE, AL10 8YE

LOCATION
Hatfield occupies a nodal position in the transport network north of the M25. The adjoining towns of St Albans, Harpenden, Welwyn Garden City, Hertford, Potters Bar and Borehamwood all easily accessible.

It is on the A1(M) between Junctions 3 and 4 approximately 6 miles north of the M25 at Junction 23 (South Mimms). The A414 dual carriageway provides a fast-alternative east west link between the M1 at Hemel Hempstead and the M11 at Harlow.

Train services from Hatfield to London Kings Cross / St Pancras / Moorgate are every 15 minutes with a fastest travel time of approximately 23 minutes. There are Piccadilly and Victoria line connections at Finsbury Park (second stop).

This site is located within the main commercial area centered on the station.

ACCOMMODATION
The site comprises a secure yard / compound which has a compacted, road planings / scalpings, ground surface with mains water and power and perimeter galvanised palisade fencing and entrance gates.

It is located on the east side of Beaconsfield Close bounded by the main railway line to the east.

This is a highly unusual opportunity to acquire a small yard of this nature particularly within convenient striking distance of the M25 and north London.

Features:

* Secure gated compound
* Perimeter palisade fencing and entrance gate
* Main services except gas
* Road planings/scalpings ground surface
* Located in main commercial area
* Next to Hatfield Station
* No VAT payable

FLOOR AREAS (approx. GIA)	Acres
TOTAL	0.4

TERMS
To Let on a new lease for term to be agreed from July 2026.

Rent £85,000 per annum. No VAT currently payable.

BUSINESS RATES
Please refer to the Local Authority for information on rates. Not yet determined.

EPC
N/a

For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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