Davies

01707 274237

Hatfield
Industrial
TO LET

HIGH QUALITY PRODUCTION / BUSINESS UNIT
3,110 SQ FT

Rent: £57,500 p.a.

Unit 24
The IO Centre
Hearle Way
Hatfield
Hertfordshire
AL10 9EW

- Prime business park setting
- Excellent access to A1(M)/M25
- 6.2m eaves height
- Fully fitted air conditioned first floor offices
- Excellent loading / unloading facilities
- 5+ parking spaces

Ref I40-18

UNIT 24, THE IO CENTRE, HEARLE WAY, HATFIELD, HERTFORDSHIRE, AL10 9EW

LOCATION

The 500-acre Hatfield Business Park is the premier business location in the A1(M) corridor in Hertfordshire. It occupies a superb location between junctions 3 and 4 of the A1(M) between Hatfield and St Albans.

Major headquarters occupiers on the park include Ocado, Computercentre, Affinity Water, Booker, Porsche, McLaren Cars, Yodel, Esai and the University of Hertfordshire.

The IO Centre is a highly successful development of production and warehouse units completed in 2006. It is the only opportunity for small/medium size users to acquire business premises within the Business Park.

ACCOMMODATION

A high quality end of terrace production / business unit with fully fitted fitted offices on the first floor.

The property is constructed of a steel portal frame with elevations and roof finished in silver coloured pvc steel cladding with blue coloured details. A good security feature is that there are precast concrete panel perimeter walls to a height of 2.25m. The eaves height is approximately 6.2m.

The workshop is served with gas heating and new high bay LED lighting.

The front elevation incorporates a full size loading door and double glazed windows at ground and first floor level.

There are air conditioned first floor office at the front of the property with a single DDA compliant WC and kitchen underneath.

Immediately fronting the unit is a paved forecourt for loading/unloading and parking for 5+ vehicles.

The Business Park benefits from attractive landscaping throughout.

Features Include:

* Eaves height 6.2 metres (20 ft).
* Fully fitted offices with recessed spot ceiling, electric heating and wall mounted air conditioning.
* Parking for up to 5+ cars plus loading bay.
* Up and over insulated loading door.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	2,798
First Floor	312
TOTAL	3,110

TERMS

The property is available to let on a new lease for a term to be agreed.

Rent £57,500 per annum plus VAT.

There is a service charge to cover the shared cost of maintaining the estate.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £46,500.

Rates payable 43.2% for the y/e 31/03/2027.

EPC

C-62

For further information please contact Davies & Co on 01707 274237

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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