Davies
01707 274237

Hatfield
Industrial
TO LET

DETACHED WAREHOUSE / PRODUCTION FACILITY
14,367 - 24,289 SQ FT

Rent: £275,000 p.a.

Lightning House
Frobisher Way
Hatfield
Hertfordshire
AL10 9TY

- Plus additional 7,720 Sq Ft covered Storage
- Plus 2,023 Sq Ft Storage area
- 7.0m eaves height, rising to 8.2m at the apex.
- 2-Storey front offices
- Secure gated site
- 2 level electric shutters
- Prime Business Park Setting

Ref I23-10

LIGHTNING HOUSE, FROBISHER WAY, HATFIELD, HERTFORDSHIRE, AL10 9TY

LOCATION

Hatfield Business Park has become the premier location for commercial businesses in central Hertfordshire.

This is an extremely impressive development offering a range of headquarters office, research, warehouse and industrial buildings plus one of the two main campuses of the highly regarded University of Hertfordshire and also now multiple prestige car dealerships. Major occupiers include Booker, Royal Mail, ComputaCentre, Affinity Water, Esai, Porsche, McLaren and Yodel.

The park is superbly located between junctions 3 and 4 of the A1(M) (linked by a tunnel) 6 miles north of the M25 at junction 23 (South Mimms). The A414 dual carriageway provides fast east / west connections. Hatfield station provides a fast electrified service to London Kings Cross / St Pancras / Moorgate, Europe's major transport hub.

ACCOMMODATION

A modern detached warehouse/production building situated on a self-contained gated site providing 47 car parking spaces.

The property comprises a single-bay portal frame warehouse incorporating two-storey ancillary offices, together with a substantial covered loading and storage area constructed to the front of the building. The main warehouse has an eaves height of approximately 7.0m, rising to 8.2m at the apex.

The warehouse benefits from two electrically operated level-access loading doors, each measuring approximately 4.0m wide by 5.4m high. It is fitted with LED lighting throughout but is currently unheated.

The front covered loading area has been constructed over part of the concrete loading apron and provides an eaves height of approximately 6.3m. It also benefits from a number of interconnecting storage areas.

The fully fitted two-storey ancillary offices comprise a reception area together with a combination of open plan and partitioned offices at both ground and first floor levels. The existing layout provides a flexible working environment and can readily be adapted to suit an incoming occupier's requirements.

** Please note that the photographs included within these particulars were taken prior to the commencement of the current lease and are provided for indicative purposes only.

FLOOR AREAS (approx. GIA)	Sq Ft
Main Warehouse	11,711
Ground Floor Offices	1,328
First Floor Offices	1,328
Covered Yard Area	7,720
Attached Stores	2,202
TOTAL	24,289

TERMS

Available on a new lease for a term to be agreed linked to a surrender of the existing lease. Rent £275,000 per annum.

Rent and other property outgoings are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £231,000.

Rates payable 48% for the y/e 31/03/2027.

EPC

D(80)

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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