4 & 5 WOODHALL FARMSTEAD
MILL GREEN
HATFIELD

AL9 5NU

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Character Workshop Ideal for Creative Uses - To Let

WOODHALL FARMSTEAD
MILL GREEN
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Business Unit
TO LET

KEY DETAILS

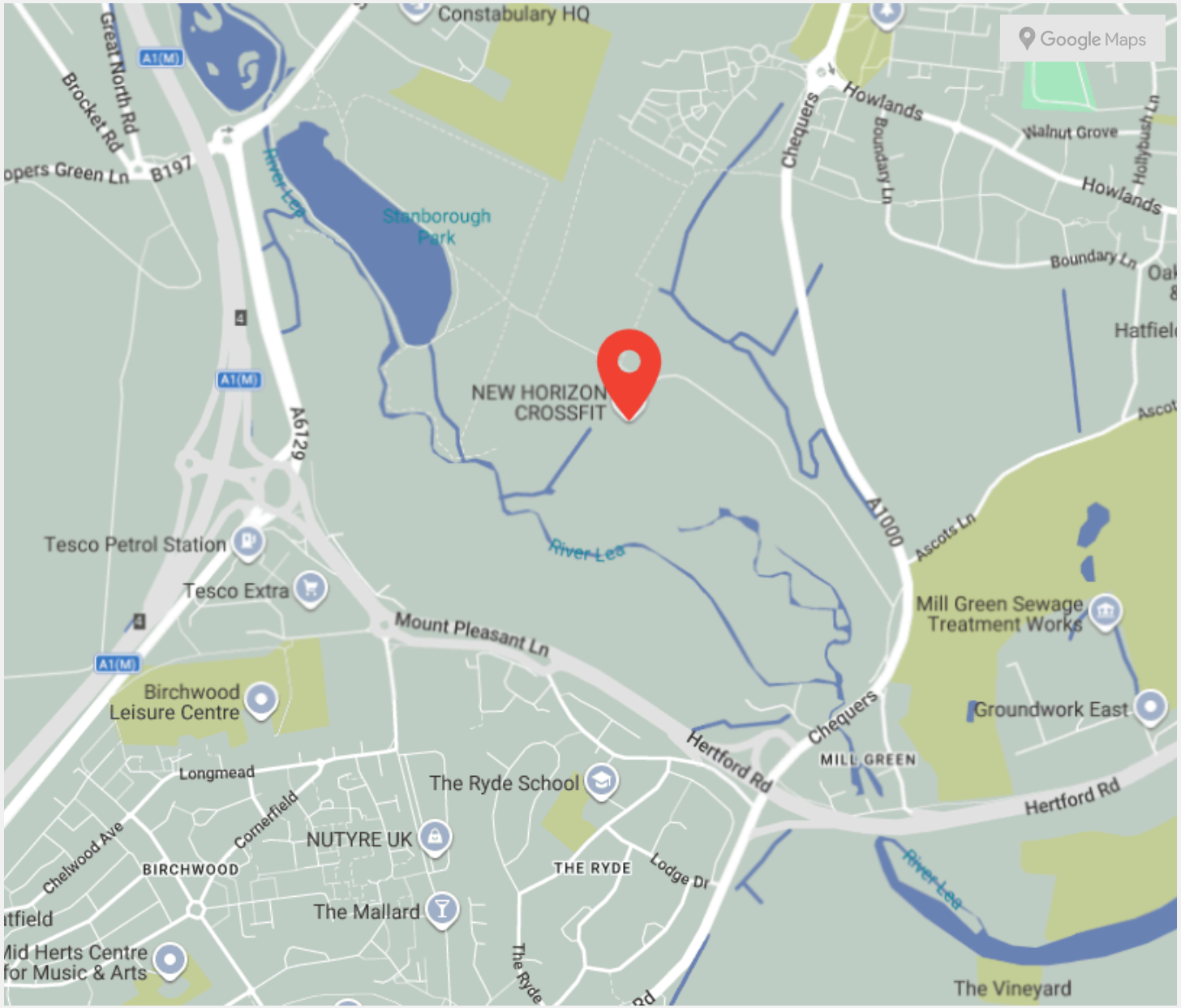
- Character space
- Wooden loading doors
- Excellent natural light
- Semi-rural, yet accessible location
- A1(M) - 5 minute drive

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 former stable block and saddlery arranged as two principle areas, each with goods and pedestrian access. In addition, there is useful mezzanine storage with stair access.

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*
Units 4 & 5	1,456	135.27

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

£16,500 per annum exclusive of business rates, service charge & VAT.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

To be assessed, but likely to qualify for small business relief.

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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