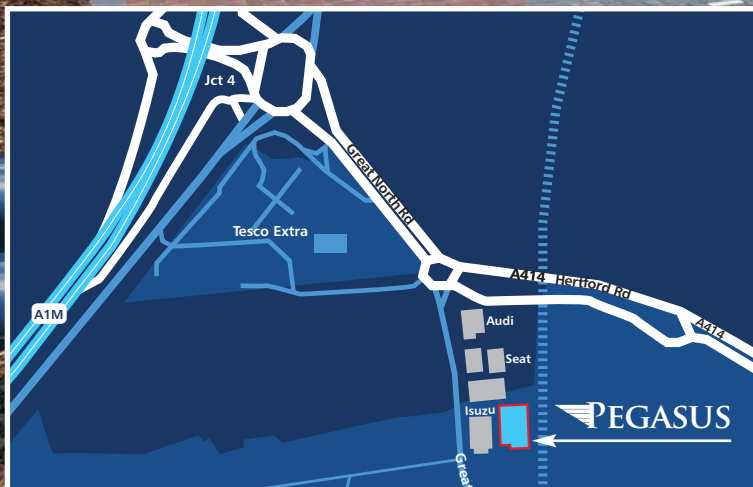


TO LET

Self-contained Detached Industrial / Warehouse Unit
19,000 Sq Ft (GIA) Approx



 **PEGASUS**

162 Great North Road, Hatfield AL9 5JW

TO LET Newly Refurbished Industrial / Warehouse Unit 19,000 Sq Ft (GIA) Approx

HATFIELD

Hatfield is strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23).

Together these provide a highly accessible location with a fast convenient access to the M25 (J23 South Mimms) via Hatfield Tunnel and East / West links between the M1 at Hemel Hempstead / St Albans and the M11 at Harlow.

Hatfield offers easy accessibility to north London and the nearby centres of Borehamwood, Potters Bar, St Albans, Welwyn Garden City, Hertford and Stevenage.

Hatfield Business Park has become a major regional commercial centre including headquarters of occupiers such as Eisai, Affinity Water, Booker, Computacenter and Ocado and major car dealerships for Porsche, Lamborghini, Bentley, McLaren, Aston Martin, Jaguar, Landrover, etc. The University of Hertfordshire is now the major employer in the town.

LOCATION

The property is superbly located approx. 400 yards from J4 of the A1(M). Access to Great North Road is from the A414 dual carriageway (linking to Hertford) roundabout next to the Tesco Superstore and Audi. This is an established area of commercial development.

The adjoining corner site is occupied as a main dealership for Audi, Seat and Lexus and the UK HQ of commercial vehicle manufacturer Isuzu.

Hatfield mainline station (Kings Cross/St Pancras 26 minutes) is a convenient walk to the south. Excellent staff facilities are provided by the adjoining Tesco Superstore and retail park and the Birchwood local shopping area including a Co-op store.

ACCOMMODATION

The property is a self-contained and freestanding building. Access is from the front (south) via short service road off Great North Road. It is located immediately adjacent to the premises occupied by Isuzu.

It comprises a single space constructed in 5 bays. Each bay is of a steel portal frame with an eaves height of between 5.3 and 6.7m. The roof structures have been designed to accommodate photo voltaic panels on the south facing pitches.

The property has just had a major refurbishment which has included a new roof covering and recladding of the elevations including high specification insulation (enabling the building to achieve an exceptional EPC rating of B28), total internal redecorations, new WC facilities and refurbishment of the floors. There is a new yard at the front of the property plus new vehicular and pedestrian access and two Ev charging points.

FLOOR AREAS

19,000 Sq Ft

Site area approx.: 0.81 acres

TERMS

To let on a new lease for a term to be agreed. The property is subject to VAT.

INSPECTION

For further information please contact:

Daniel Hiller d.hiller@davies.uk.com

Mike Davies m.davies@davies.uk.com

Clay Davies c.davies@davies.uk.com or

Telephone 01707 274237

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

davies.uk.com

Davies
01707 274237

