

Available Q4 2026

TO LET

IOS, BROOKMANS
BUSINESS PARK,
GREAT NORTH
ROAD,
BROOKMANS
PARK, HATFIELD,
HERTFORDSHIRE
AL9 6NE

c. 2.1 Acres
0.85 Hectares

- B8 Planning Expected Q4 2026
- Compacted Hardcore Surface
- Excellent Access to A1(M), M25 J24
- Plots from c. 0.5 acres
- Strong Power Supply and Water Connection
- Two Access Points, Flexible Plot Subdivision



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LOCATION

The property is located in Brookmans Park, to the south of Hatfield, approximately 15 miles north of Central London. The area benefits from excellent road connectivity, with swift access to Junction 24 of the M25, providing links to the national motorway network, and the nearby A1(M) offering direct north-south routes into London and towards the Midlands. The A414 is also easily accessible, connecting to key commercial centres including St Albans, Hertford and the M1.

Brookmans Park railway station is within close proximity, offering regular services to London King's Cross (approximately 30 minutes), while Hatfield town centre, a short drive to the north, provides a range of amenities and access to a strong local workforce.

DESCRIPTION

Carter Jonas is pleased to present Brookmans Park to the market, available to let from Q4 2026. The site will feature c. 2.1 acres of compacted hardcore surface*, industrial outdoor storage space. The site is regularly shaped and highly functional, supporting a number of operational and storage uses.

The site is serviced with water and a high-power supply. Set back off the A1000, the site offers strong street exposure and signage potential. There is onsite security and the plots will be secured with palisade fencing, offering a highly secure site.

The site features two different access points, offering flexibility to divide the site into smaller, self-contained plots

starting from c. 0.5 acres upwards.

B8 Storage and Distribution planning consent is expected by Q4 2026.

*Photos used are for illustrative purposes only, and do not represent the current specification of the property.

ACCOMMODATION

Plots starting from c. 0.5 acres / 21,000 sq. ft.

Name	Size
Total	2.1 Acres (0.85 Hectares)

PLANNING USE

B8 planning expected Q4 2026

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

Available on application.

SERVICES/SERVICE CHARGE

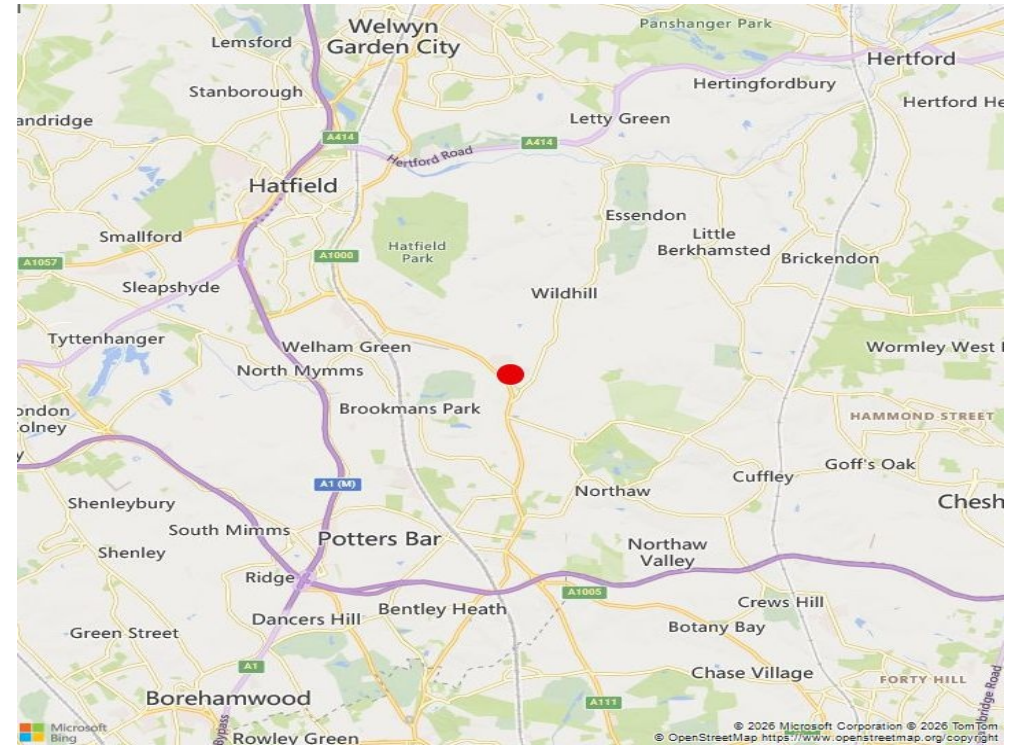
More information available upon request.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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