

TO LET

**SITE A414, COLE
GREEN**

**HATFIELD ROAD,
HATFIELD,
HERTFORDSHIRE,
AL9 5RL**

0.42 acres
0.17 hectares

- Class 1 Open Storage site
- Tarmac surface
- Excellent access to the A1 and A10
- Fenced and secure
- Water, electricity and drainage

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LOCATION

The site is located off the A414 Hatfield Road (northbound). The A414 provides excellent access to the A1 and A10 within circa 3.5 miles and 6.5 miles respectively.

It is approximately 4.5 miles from Welwyn Garden City centre and 5 miles from Hertford. Central London is approximately 26 miles to the south.

London Stanstead Airport is circa 27 miles north east and London Luton Airport is circa 16 miles north west.

DESCRIPTION

TO LET - This former recycling centre is a Class 1 open storage site and extends circa 0.42 acres (net).

It comprises a tarmac surface and is secure and fenced. The site is split levelled.

Water, electricity and drainage are available.

Access is gained from the A414 going northbound.

ACCOMMODATION

Name	Size
Total	0.42 Acres (0.17 Hectares)

PLANNING USE

Subject to planning. Please contact the agents for more details regarding the use type.

TERMS

Available on a new lease for a term to be agreed.

RENT

For a bespoke proposal please get in touch with the agents.

RATEABLE VALUE

Please contact Welwyn Hatfield Borough Council for further information:
<https://www.welhat.gov.uk/planning>

EPC

EPC not required.

LEGAL COSTS

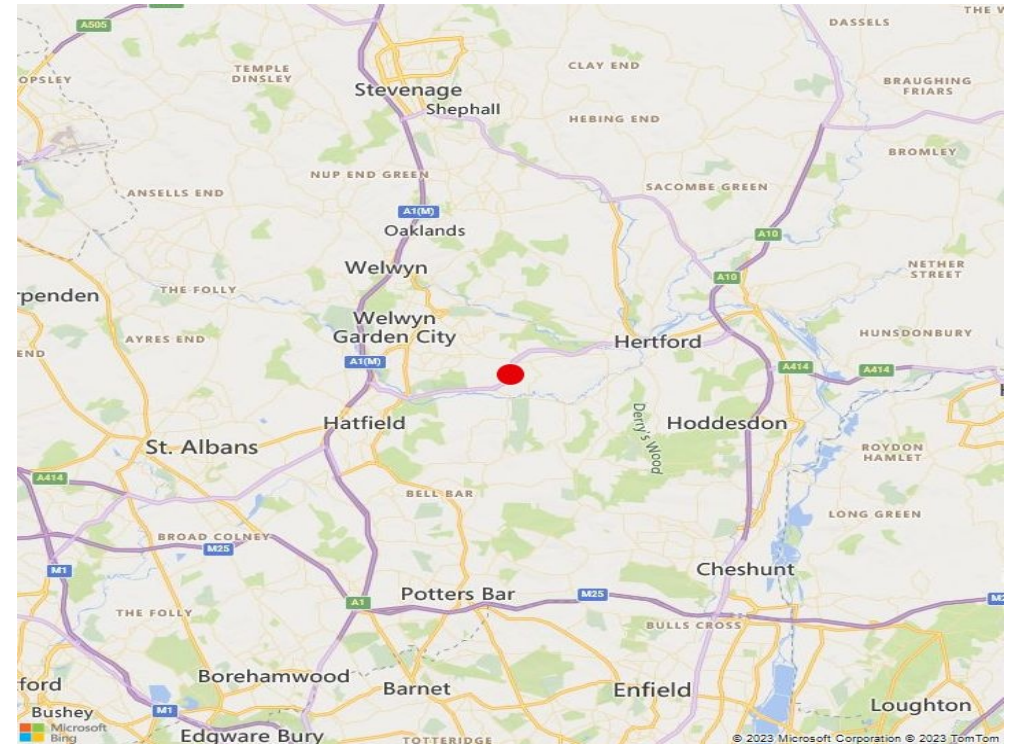
Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.

OPEN STORAGE CLASSIFICATION

Please refer to Carter Jonas' website for further information:
carterjonas.co.uk/commercial/open-storage



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