

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

carterjonas.co.uk/commercial



Carter Jonas

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 Stansted 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 tarmacadam 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

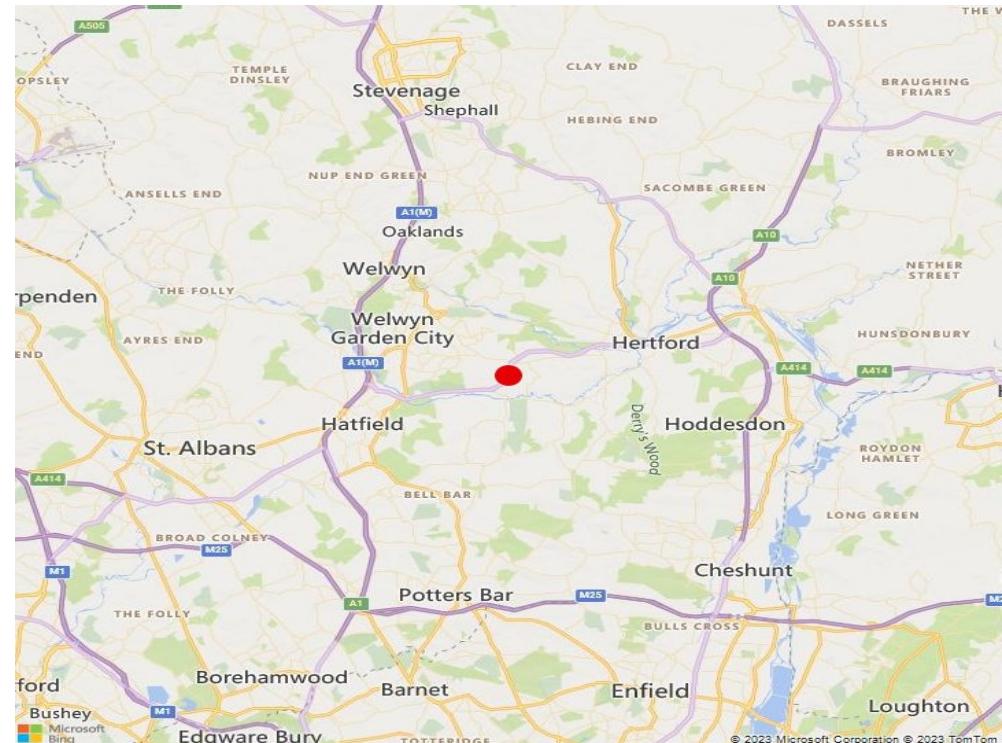
Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.

OPEN STORAGE CLASSIFICATION

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



CONTACT

Archie Dupree
07393 259 922
Archie.Dupree@carterjonas.co.uk

James Butcher
07890 300 100
James.Butcher@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2025



Carter Jonas



CONTACT

Archie Dupree
07393 259 922
Archie.Dupree@carterjonas.co.uk

carterjonas.co.uk/commercial

James Butch
07890 300 100
James.Butcher@carterjonas.co.uk



Carter Jonas