

TECTONIC330

HATFIELD AL10 8XB

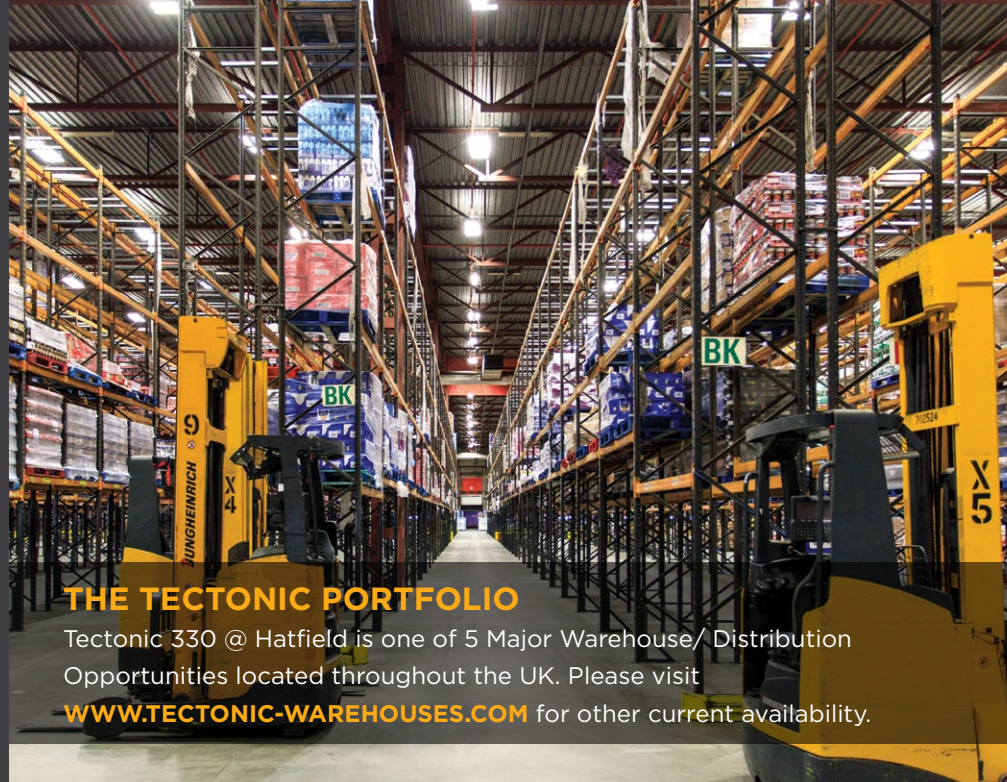
TO LET MODERN FITTED CROSS DOCK WAREHOUSE
332,173 SQ FT (30,860 SQ M)



[TECTONIC-WAREHOUSES.COM](https://www.tectonic-warehouses.com)

TRAVELLERS LANE / WELHAM GREEN / HATFIELD

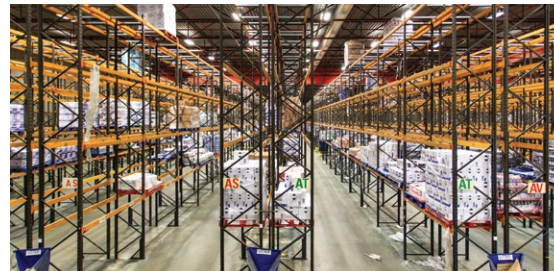
- Prime logistics location
- Adjacent to the A1(M)
- 5 miles from the M25 (J23)
- Fitted lighting, heating, sprinklers & racked
- Eaves height 11.17m
- Cross dock layout
- 51 loading docks
- Fitted offices and staff amenity facilities
- Multi-storey car park



THE TECTONIC PORTFOLIO

Tectonic 330 @ Hatfield is one of 5 Major Warehouse/ Distribution Opportunities located throughout the UK. Please visit

WWW.TECTONIC-WAREHOUSES.COM for other current availability.



The property is a modern purpose-built warehouse comprising a detached cross-docked distribution warehouse with integral 3 storey offices.

The key features include:

- Eaves height of 11.17m.
- Cross docked.
- 51 loading docks (24 goods in docks and 27 goods out docks).
- Fully fitted with heating, lighting, sprinklers and racked.
- Extensive service yard areas with full site circulation.
- 5 bay VMU and vehicle wash facility.
- 3 storey office and ancillary accommodation including changing areas, canteen, toilets etc.
- Multi-storey car park with 308 spaces.

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ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement 1st Edition (2015):

Description	Sq ft	Sq m
Warehouse facility	294,490	27,358.79
Ground floor offices	10,074	935.90
First floor offices	9,997	928.74
Second floor offices	9,997	928.74
VMU	7,615	707.45
TOTAL GIA	332,173	30,859.62
Canopy not included in GIA	13,846	1,286.32

TERMS

The property is held on a lease expiring June 2019, at a passing rent of £2,580,000 per annum.

The property is available by the way of assignment.

Alternatively the property is available on a sub-lease on terms to be agreed.

A new lease may be available from the landlord.

RATES

We understand from the VOA that DC1 & DC2 are a single assessment. Approximate split of total RV as follows:

2017 Draft Valuation - Rateable Value: £2,396,076

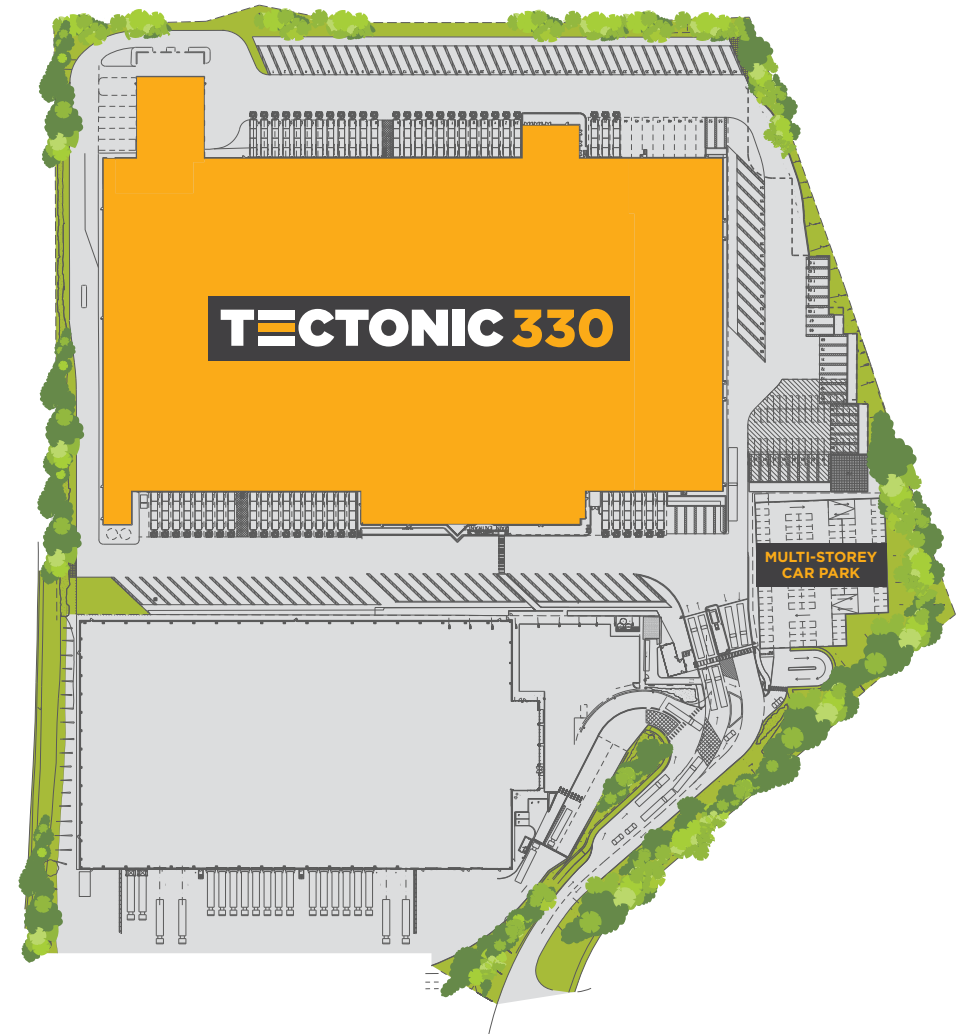
Interested parties are advised to make their own investigations.

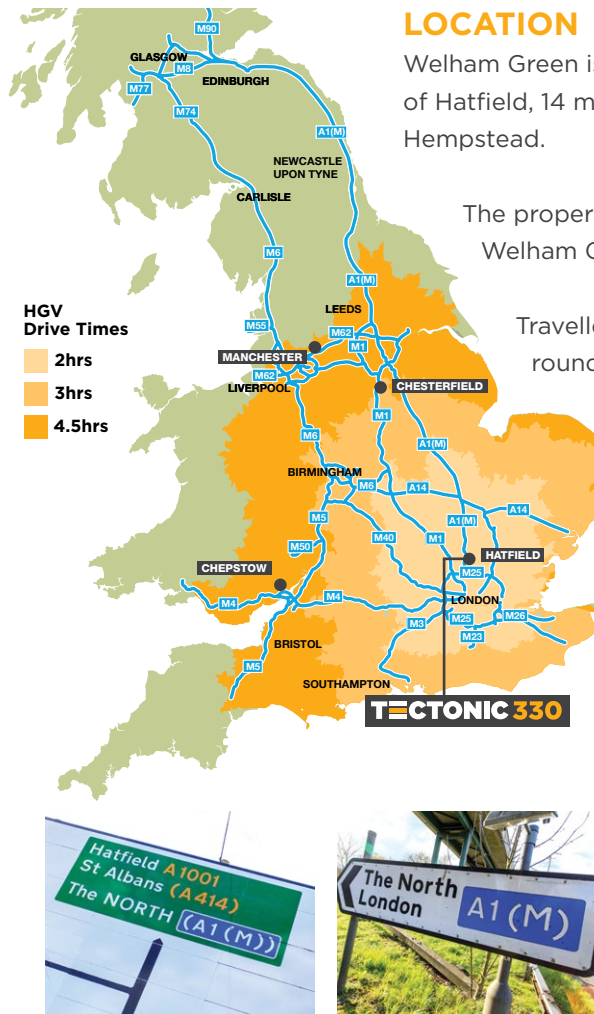
EPC

The building has a Energy Performance Rating of D(82).

LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.





LOCATION

Welham Green is approximately 18 miles north of London, 2 miles south of Hatfield, 14 miles south of Stevenage and 9 miles east of Hemel Hempstead.

The property is situated at the southern end of Travellers Lane in Welham Green within an established industrial / warehouse area.

Travellers Lane connects with the A1001 South Way roundabout just to the north of the property. South Way connects with Junctions 2 and 3 of the A1(M).

The M25 motorway (J23) is approximately 5 miles drive from the property.

Location	Distance (Miles)
A1M J2	1
A1M J3	2
M25	5
M1	10
Central London	20
Hatfield station	2
Welham Green station	1
Stansted Airport	30
London Gateway Port	48

Distances shown are shortest drive distances. Source: Google maps



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