



TECTONIC160

HATFIELD AL10 8XB

TO LET MODERN WAREHOUSE
163,092 SQ FT (15,152 SQ M)



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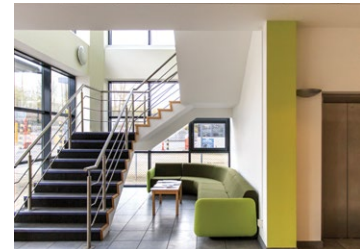
TRAVELLERS LANE / WELHAM GREEN / HATFIELD

- Prime logistics location
- Adjacent to the A1(M)
- 5 miles from the M25 (J23)
- Eaves height 13.3m
- 16 loading docks & 2 double deck
- Extensive yard
- Lighting and heating
- Fitted offices and staff amenity facilities



THE TECTONIC PORTFOLIO

Tectonic 160 @ Hatfield is one of 5 Major Warehouse/ Distribution Opportunities located throughout the UK. Please visit WWW.TECTONIC-WAREHOUSES.COM for other current availability.



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163,092 SQ FT (15,152 SQ M)

The property was constructed in 2002 and provides a self contained, detached distribution warehouse with ground, first and second floor offices.

The key features include:

- Eaves height of 13.32m.
- 16 dock level doors and 5 grade level doors (2 doors of which have been converted to double height loading docks).
- Floor loading of 50KN/sq m.
- The warehouse is fitted with sodium lighting, air circulation, heating.
- Fitted offices.
- Extensive yard areas and car parking.

ACCOMMODATION

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

Description	Sq ft	Sq m
Warehouse facility	151,585	14,082.59
Offices/ancillary	10,355	962
Extended loading docks	1,152	107.02
TOTAL GIA	163,092	15,151.61

TERMS

The property is held on a lease expiring in June 2019, at a passing rent of £1,256,000 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: £1,033,924

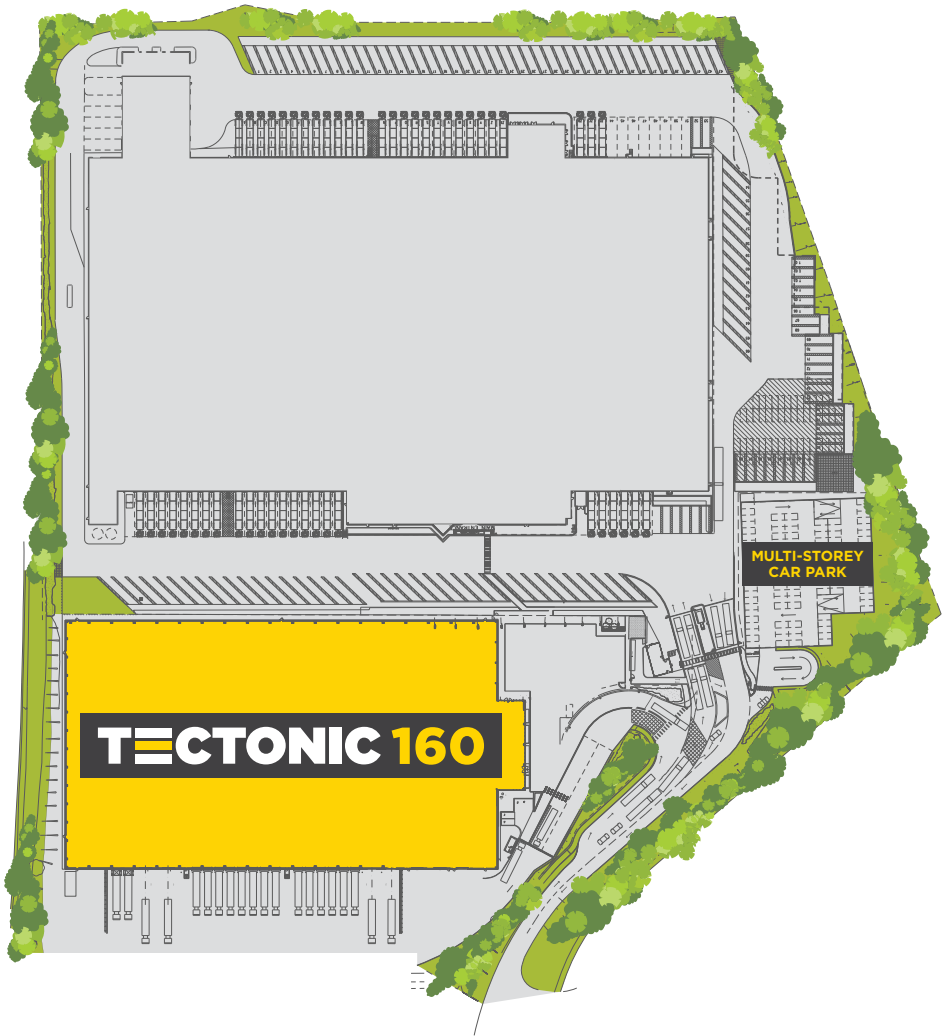
Interested parties are advised to make their own investigations.

EPC

The building has a Energy Performance Rating of C(75).

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	2
Stansted Airport	30
London Gateway Port	48

Distances shown are shortest drive distances. Source: Google maps

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