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# Alpha Business Park Welham Green (South Hatfield)

## For Sale or To Let

High Quality Modern Business Unit

**4,575 Sq Ft Approx**



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I40-12

# Unit 1 Alpha Business Park Travellers Close, Welham Green (South Hatfield), Herts AL9 7NT

## LOCATION

Welham Green is a major commercial area strategically located adjoining the A1000 immediately south of Hatfield and north of Potters Bar. It enjoys a direct link to the A1(M) at J2 and thus to the M25 at South Mimms (J23) and also via Potters Bar at J24.

Welham Green station, close to the property, provides a fast-electrified service to Kings Cross and Moorgate.

## DESCRIPTION

This distinctive property forms part of a modern development built around a courtyard in the centre of the Welham Green industrial area.

The unit is well located in the corner position at the entrance to the estate.

The design incorporates extensive glazing to the side and front elevations where there is a loading door behind a covered loading area integrated into the glazing system. There are also security shutters.

The first-floor offices have an alternative ancillary light industrial capability and a separate kitchen and toilet.

Features include:

- Modern style estate
- Prominent position
- Heating and lighting
- Extensive power and compressed air distribution
- Toilets and kitchen upstairs and downstairs

The estate has the special feature of a security controlled gated entrance.

## APPROX. FLOOR AREAS (GROSS INTERNAL)

Ground floor	3,035 sq ft
First floor	<u>1,540 sq ft</u>
<b>Total</b>	<b>4,575 sq ft</b>

There are 9 car spaces.

## ENERGY PERFORMANCE CERTIFICATE

Category C (56)

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £22,750.

## TERMS

The property is available for rent on a new lease for a term to be agreed. Rent £50,000 p.a.

Alternatively, the owners will also consider a sale of the freehold interest. Price £800,000.

All quoted terms are exclusive of VAT.

## OCCUPATION

At an early date to be agreed.

## INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## NOTES

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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