

**BELGRAVE HOUSE, UNIT 9600
FROBISHER WAY, HATFIELD BUSINESS PARK, AL10 9TQ**



TO LET/MAY SELL

Modern HQ Warehouse Facility with Secure Yard
45,839 SQ FT (4,258.5 M²)

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| <ul style="list-style-type: none"> ■ Clear internal eaves 6.9 metres rising to 8.3 metres at apex ■ 2 level access loading doors ■ Gated and fenced secure yard of approx. 0.625 acre/2,500 m² ■ 3-phase power | <ul style="list-style-type: none"> ■ 2-storey air conditioned offices ■ 40 car parking spaces ■ Floor loading: 37kN per M² ■ 10% translucent rooflights |
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LOCATION

Unit 9600 is located on the established Hatfield Business Park, within 2 miles of the Junction A1(M). Junction 23 of the M25 is within 5 miles and provides excellent connection to the national motorway network.

Hatfield train station provides a fast (25 minutes) and regular service to King Cross St Pancras with onward connections to the City, Heathrow airport (32 miles) and Europe via Eurostar.

Hatfield Business Park is home to occupiers including Ocado, Parcel Force, Computer Centre, T-Mobile, The University of Hertfordshire, David Lloyd Leisure and provides a range of community shopping facilities.

London Luton airport is located within 22 miles of the building and Stanstead airport within 30 miles.

DESCRIPTION

Belgrave House comprise a single storey HQ warehouse facility with the following gross internal areas:

Warehouse	35,198 sq ft	(3,270 m ²)
Ground floor offices	3,926 sq ft	(364.73 m ²)
First floor offices	3,926 sq ft	(364.73 m ²)
Mezzanine floor area	2,554 sq ft	(237.24 m ²)
Reception	235 sq ft	(21.8 m ²)
Total gross internal area	45,839 sq ft	(4,258.5 m ²)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed with the incoming tenant. Alternatively consideration may be given to a freehold disposal

RENT/PRICE

On application

RATES

Rateable value: £317,500
Rates payable: £160,020 per annum (2019/20)

VAT

The property is VAT Registered and therefore VAT will be charged on rent/sale price

EPC

The Energy Performance Asset Rating is to be assessed.

VIEWING

Strictly by appointment via sole agents:

GRAHAM PAYNE
01707 259599
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STIMPSONS
2 Falcon Gate
Shire Park
Welwyn Garden City
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The full range of our instructions is available on our website **www.stimpsons.co.uk**

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