



- Two adjoining modern industrial units available individually or combined
- Within a mile of A1(M)
- B1 & B2 permitted use
- 7.10 m minimum eaves height
- Electric roller shutter doors 5.1m high x 3.7m wide
- 3 Phase power supplies
- Offices fitted within Unit 11
- Mezzanine fitted in Unit 13 with 400kg loading lift
- 4 Parking spaces each unit

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Units 11 & 13 The IO Centre, Hatfield Business Park

Hearle Way, Hatfield, AL10 9EW

Approx. 2,443 sq ft (226.96 sq m) - 6,493 sq ft (603.19 sq m)

TO LET

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Floor Area

The approximate gross internal floor areas:

Unit 11	2,443 sq ft	226.96 sq m
Unit 13*	2,438 sq ft*	226.50 sq m*
Total	4,881 sq ft	453.46 sq m

*Plus mezzanine of 1,612 sq ft in Unit 13

Description

A pair of adjoining high quality modern industrial units available individually or combined. Unit 11 has the benefit of offices fitted with suspended ceilings with cat II lighting, cat v cabling, kitchen and WC. Unit 13 has a mezzanine with a 400kg weight limit lift and WC. There are 4 parking spaces to the front of each unit.

Location

Situated off of Hearle Way within Hatfield Business Park.

Town centre & train station	1 Mile
A1(M) (Junction 4)	1 Miles
M25 (Junction 23)	5 Miles
M1 (Junction 8)	9 Miles

Rent / Lease

A new lease(s) available for a term to be negotiated at a rent of **£35,000 per annum each unit plus VAT.**

Business Rates

From verbal enquiries with the Local Authority we are advised that the rates payable are

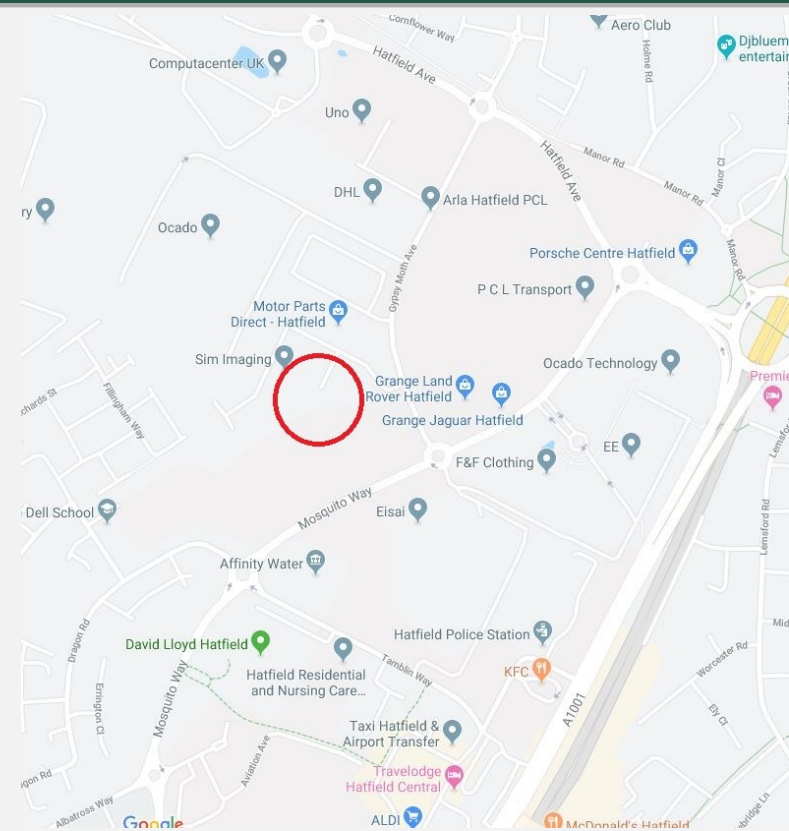
Unit 11	£8,470
Unit 13	£8,960

Energy Performance Rating

Unit 11—Category D (90)
Unit 13—Category C (68)

VAT

The property is elected for VAT and therefore is payable on the rent.



Viewings

Strictly by appointment via the sole agents.

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