

WAREHOUSE

TO LET



Hatchpen Logistics Park, Hatchpen Farm, The Joint, Royston,  
Herts SG8 8AZ



# HATCHPEN LOGISTICS PARK,

HATCHEN FARM, THE JOINT, ROYSTON, HERTS SG8 8AZ



## Agreement

To Let



## Detail

Warehouse



## Rent/Price

£180,000 pa



## Size

2,800 sq m (30,139 sq ft)



## Location

Royston, SG8 8AZ



## Property ID

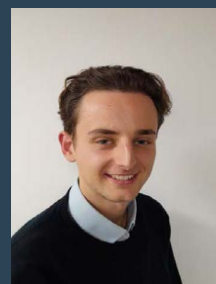
821.1240405

**For Viewing & All Other Enquiries Please Contact:**



Ben Green  
BSc (Hons) MRICS  
Director

M: 07825 309599  
E: [ben.green@eddisons.com](mailto:ben.green@eddisons.com)



Joe Berry  
BSc (Hons)  
Surveyor

M: 07977 231356  
E: [joseph.berry@eddisons.com](mailto:joseph.berry@eddisons.com)

## Property

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Detached warehouse on secure industrial / logistics park conveniently located off the A10 between London and Cambridge.

The unit benefits from 10m eaves height, a concrete floor, lighting throughout and three phase power. Externally, there is a large concrete yard with access for HGVs and staff car parking.

There is scope to install office accommodation by agreement.

## Accommodation

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The property has the following approximate gross internal floor area (GIA).

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	2,800	30,139

## Services

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We understand that mains water, electricity, and drainage supplies are available and connected to the property.

## Tenure

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The property is available to let by way of a new lease, for a term to be agreed.

## Rent

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£180,000 per annum, including service charge.

## VAT

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We understand that VAT is payable on the rent.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located just off the A10 in Hertfordshire, within close proximity to local centres. Royston is 3 miles to the north, Buntingford 5.5 miles to the south and Baldock 11 miles to the east.

Road connections are excellent with the property situated just off the A10, which leads to the A1 just 13 miles away to the west. The M11 is another main arterial route leading north and south of the country, is just 13 miles to the east. Within the close proximity to the subject site also sits Royston Train Station and Stansted Airport.

