



**DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH
SECURE GATED YARD
8,608 SQ FT**

Price: £2,495,000 + VAT

Fusion House
25 Travellers Lane
Welham Green
Herts
AL9 7HF

- Recently refurbished including new roof and windows
- Prominent corner position
- Self-contained site with gated yard
- Close to Welham Green station (Kings Cross / St Pancras)
- Easy access to J2 A1(M) and M25 J22&23

FUSION HOUSE, 25 TRAVELLERS LANE, WELHAM GREEN, HERTS, AL9 7HF

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.

In addition, the A414 dual carriageway provides a fast link between the M1 at Hemel Hempstead / Kings Langley and the M11 at Harlow.

Welham Green station is a short distance from the property offering a fast service to London Kings Cross/St Pancras and also Moorgate.

All the facilities of Hatfield, including the major Business Park, University and Galleria Outlet Centre, are a short distance away.

Accommodation

An excellent opportunity to acquire a detached commercial building occupying a self-contained corner site on Travellers Lane, at its junction with Travellers Close.

The property enjoys a prominent position, fronting the main estate road through this well-established business area.

It comprises a two-storey section at the front with offices at first floor level and workshop / warehouse accommodation below and behind.

Key features include:

- * Recently refurbished
- * Replacement insulated roof and windows
- * Three separate loading doors
- * Separate male and female WCs
- * LED lighting
- * Gas central heating
- * CCTV, intruder, and fire alarm systems.

A standout feature of the property is the large gated yard, which wraps around the front and side of the building providing parking for up to 40 vehicles.

Most recently used for car body repair, the building is well suited to a range of alternative uses, including storage, light industrial, or warehouse/distribution purposes (subject to any necessary consents).

EPC: Category D (98)

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	7,154
First Floor Offices	1,454
TOTAL	8,608

Tenure

For sale freehold with vacant possession.

Price £2,495,000 plus VAT.

Business Rates

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £67,000.

Rates payable 54.6% for the y/e 31/03/2026.



For further information please contact Davies & Co on
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. 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.