



HIGHLY SECURE OPEN STORAGE COMPOUND 1 - 2 ACRES

Rent: £5.00 per sq ft per annum

Open Storage Compound
Brookmans Business Park
Great North Road
Hatfield
Hertfordshire
AL9 6NE

- Flexible Plots Starting From 0.5 Acres
- High Capacity Power Supply Available
- Compacted Hardcore 'Type 1' Surface
- Highly Secure Location
- Option to Lease Office Space in Addition
- Available Q4 2026

OPEN STORAGE COMPOUND, BROOKMANS BUSINESS PARK, GREAT NORTH ROAD, HATFIELD, HERTFORDSHIRE, AL9 6NE

LOCATION

Brookmans Park is an attractive area located between Potters Bar and Hatfield on the A1000 Great North Road 3 miles from Junction 24 of the M25.

There is also easy access to Junction 2 of the A1(M) and Junction 24 of the M25 (South Mimms)

The train station is less than 2 miles away offers a fast electrified service to London Kings Cross.

ACCOMMODATION

A secure open storage compound that has been fenced and gated and is provided with water connections and mains power.

The site benefits from 24 hour access and on site security (Monday-Friday).

There is an option to also lease in addition office space within the Brookmans Park complex where there would be shared use of toilet and kitchen facilities. Further details are available upon request.

The compound can be sub-divided to suit a range of occupiers but with plot sizes no smaller than 0.5 acres.

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FLOOR AREAS (approx. GEA)

Acres

TOTAL

2

TERMS

Available to let on a new lease for a term to be agreed

SERVICE CHARGE

There will be a small estate service charge for upkeep of the external common parts.

BUSINESS RATES

Please refer to the Local Authority for information on rates. Not yet determined.

EPC

Not applicable

KVA CAPACITY

It is understood that the three phase power supply has a capacity of 200kva.

OTHER INFORMATION

B8 Storage & Distribution planning consent is expected by Q4 2026.

Note: the photo provided is a digitally generated image and is for illustrative purposes only and does not reflect the current condition of the property.

For further information please contact Davies & Co on 01707 274237

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.

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