



**HIGHLY FLEXIBLE SECURE PARK / OPEN STORAGE  
COMPOUND - ALL SIZE REQUIREMENTS CONSIDERED  
0.1 - 2 ACRES**

**Rent: £6.50 per sq ft per  
annum exclusive**

North End Car Park  
The Galleria  
100 Comet Way  
Hatfield  
Hertfordshire  
AL10 0XR

- Any Size Requirement Considered
- Flexible Leases
- Flood Lighting and CCTV

# NORTH END CAR PARK, THE GALLERIA, 100 COMET WAY, HATFIELD, HERTFORDSHIRE, AL10 0XR

## Location

The property is superbly located equidistantly from J3 and J4 of the A1(M) with excellent access to all the surrounding towns including St Albans, Potters Bar, Stevenage and Harpenden.

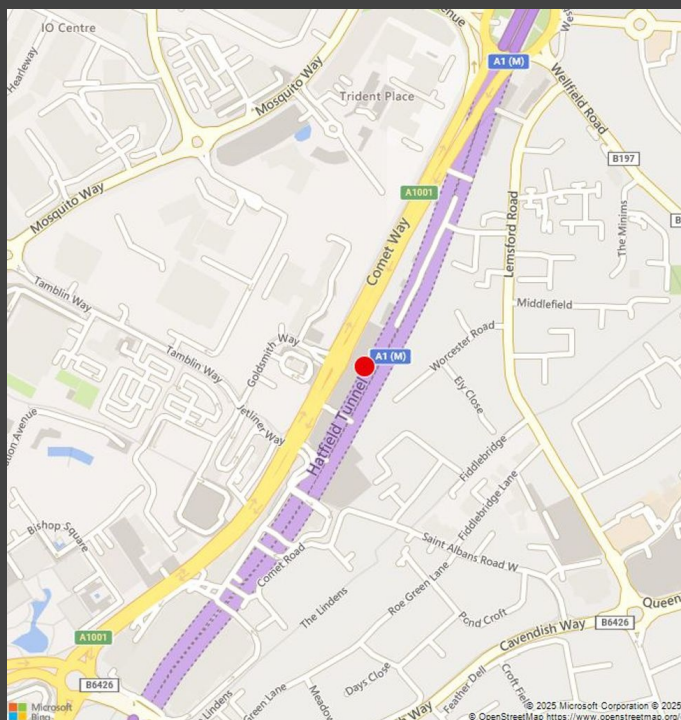
Hatfield mainline station (Kings Cross/St Pancras 26 minutes) is located to the North East.

Excellent staff facilities are provided by the adjoining Galleria Shopping Centre with lunchtime food opportunities as well as a gym.

Hatfield is strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23).

Together these provide a highly accessible location with a fast convenient access to the M25 (J23 South Mimms) via Hatfield Tunnel and east / west communications between the M1 at Hemel Hempstead / St Albans and the M11 at Harlow. Hatfield offers easy accessibility to north London and the nearby centres of Borehamwood, Potters Bar, St Albans, Welwyn Garden City, Hertford and Stevenage.

Hatfield Business Park is located just over the road and has become a major regional commercial centre including headquarters of occupiers such as Eisai, Affinity Water, Booker, Computacenter and Ocado and major car dealerships for Porsche, Lamborghini, Bentley, McLaren, Aston Martin, Jaguar, Landrover, etc.



Via sole agents Davies & Co  
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## Accommodation

The available property comprises of open vehicle parking and potentially materials storage on a rolling licence basis.

The property is highly secure with CCTV, flood lighting and perimeter fencing.

A wide range of plot sizes are available and any size requirements will be considered.

	Acres
<b>TOTAL</b>	<b>2</b>

## Tenure

To rent under licence for a period of upto one year. Rolling agreements are possible.

## Business Rates

Please refer to the Local Authority for information on rates.

## Legal Costs

Each party to bear their own legal costs.

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

**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](http://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.