



- Open-plan warehouse accommodation
- Eaves height up to approx. 8.5 m (min. 4.6 m)
- Two full-height roller shutter doors
- Three-phase power and mains water
- Forecourt loading/parking with additional nearby spaces
- Prime frontage at entrance to Welham Green industrial area

Georgia Strazza
georgia.strazza@argroup.co.uk

Alex Strazza
Alex.Strazza@argroup.co.uk

01727 843232

Rear Warehouse At Brent House, Travellers Lane, Welham Green, Herts, AL9 7HF

Semi-detached steel-frame warehouse

Approx. 3,577 Sq Ft (332.3 Sq M)

To Let

Rear Warehouse At Brent House, Travellers Lane, Welham Green, Hatfield, Hertfordshire, AL9 7HF



Description

The property comprises a semi-detached warehouse of steel-frame construction, with a combination of brick, concrete block, and clad elevations. The unit benefits from a maximum eaves height of approximately 8.5 m, tapering to a minimum of 4.6 m, providing versatile internal clearance suitable for a range of industrial and storage uses.

Internally, the accommodation is arranged as an open-plan warehouse, with communal WC facilities located within Brent House. The property is serviced by three-phase power and mains water connections.

Access is provided via two full-height roller shutter doors, opening onto a forecourt suitable for parking up to 6 cars and loading. Additional parking is available nearby on a first-come, first-served basis.

Location

Brent House is situated on Travellers Lane in the established commercial area of Welham Green, Hertfordshire. Welham Green benefits from strong transport connections, with the A1000 (Great North Road) providing direct access to the A1(M) at Junction 6, approximately 2 miles to the east. The M25 (Junction 23) is also within easy reach, offering convenient links to the wider motorway network.

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Rent

£54,950 per annum exclusive

Floor Area

Warehouse 3,577 Sq Ft 332.3 Sq M

Terms

The property available by way of sublease, assignment, or a new lease, subject to separate negotiations.

The property is currently held on a protected 10 year lease, expiring 19th August 2030. Their are rent review every 4 years with the next review due on 20th August 2028.

Business Rates

From verbal enquiries, we understand the current rateable value from April 2026 is £42,750 with rates payable in the order of £21,332 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

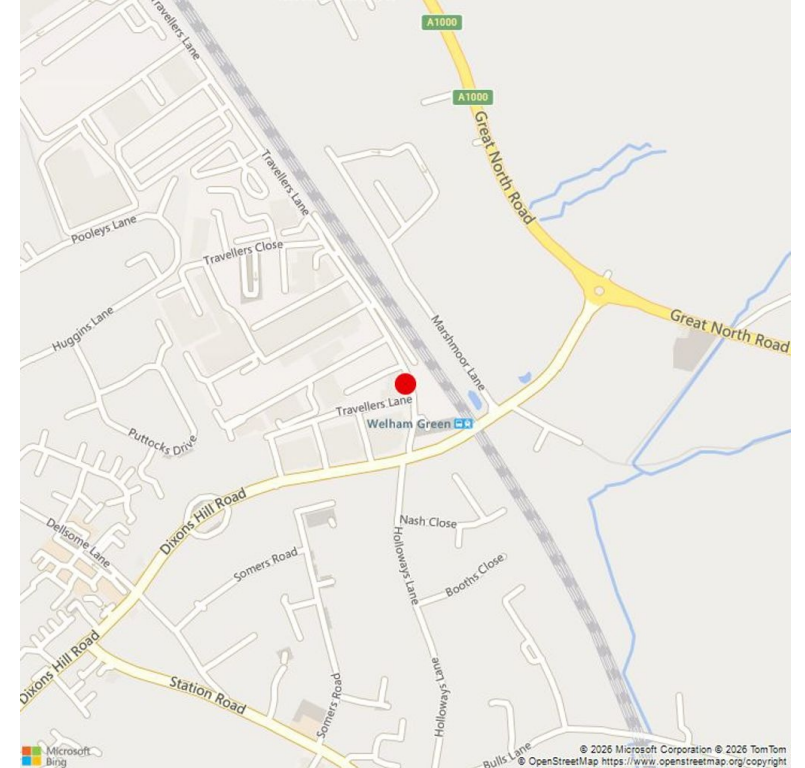
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Legal Costs

Each party is to be responsible for their own legal costs.

Service Charge

There is a service charge contribution to the wider estate, details available on request.



Viewings

By appointment only with sole agents Aitchison Raffety
Georgia Strazza 01727 843232
georgia.strazza@argroup.co.uk

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